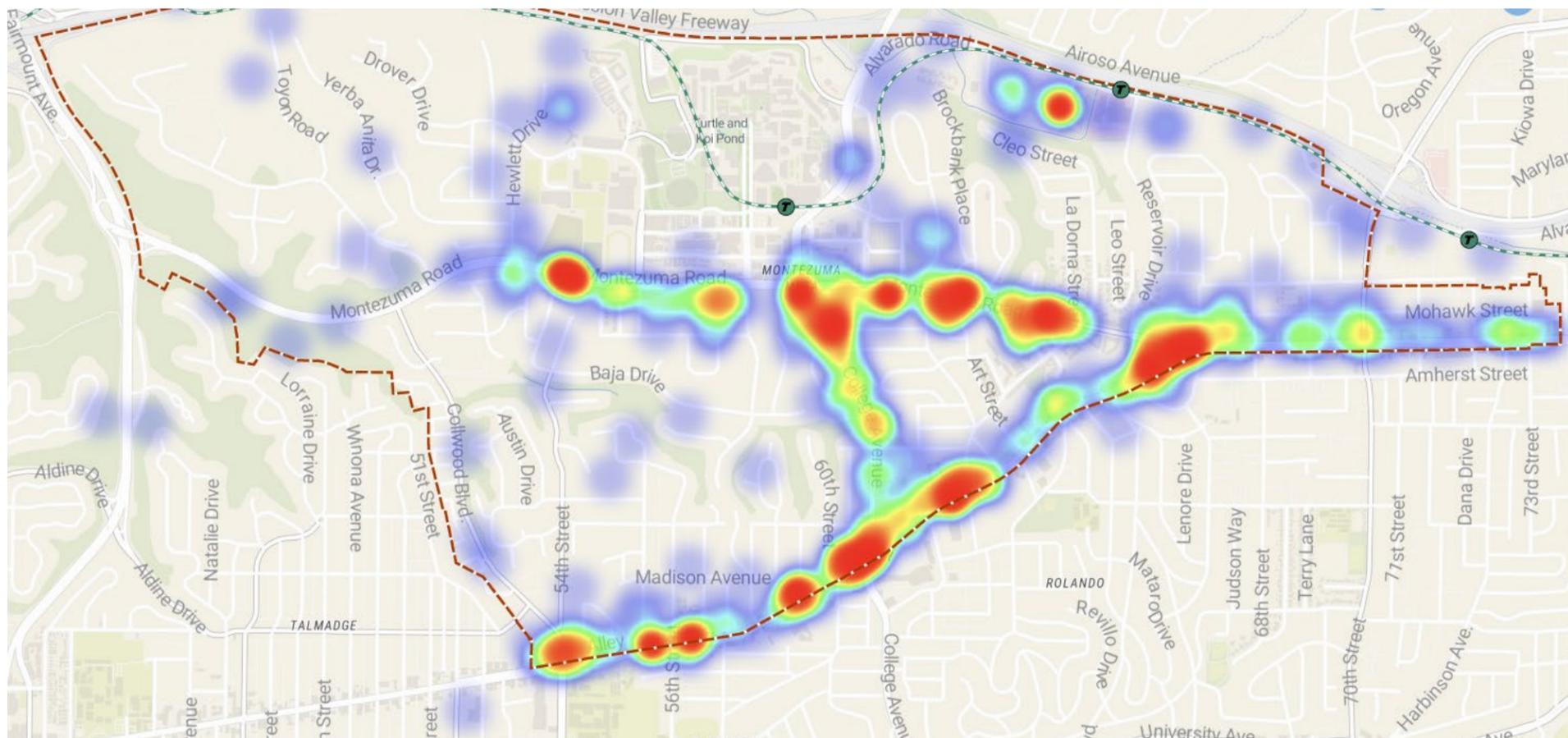


SURVEY REPORT

Community Survey



February 2021

Prepared for

The City of
SAN DIEGO

Prepared for

The City of



Prepared by

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1. INTRODUCTION

This report summarizes findings from the community survey conducted as part of the launch phase for preparation of the Plan College Area Community Plan. The survey was conducted online and was available to everyone from November 12, 2020 until December 18, 2020 through a link from the project website. The remainder of this chapter provides the context for the Plan College Area Community Plan and demographics of survey respondents. Chapter 2 summarizes findings of the survey. Detailed responses to the questions, including all responses to the open-ended questions, are provided in the Appendix.

1.1 Community Plan Context

The San Diego General Plan, last comprehensively updated in 2008, sets out a long-range vision and policy framework to guide future development, provide public services, maintain the qualities that uniquely define San Diego, and contains a set of overall guiding principles. A key component guiding these efforts is the City of Villages strategy, which proposes growth be directed into pedestrian-friendly mixed-use activity centers linked to an improved regional transit system. Regional and local investments that promote transit and bicycle use support this strategy. By increasing transportation choices, a reduction in overall vehicle miles traveled can be achieved, a key contributor to broader sustainable development initiatives. As part of this strategy, the General Plan identifies 52 community planning areas, including the College Area, for which community plans provide more specific policies tailored to the characteristics of the community.

In the summer of 2020, the City of San Diego Planning Department began work on Plan College Area, a collaborative effort to update the College Area Community Plan, which was last updated in 1989. Community plans serve as the “blueprint” for the community’s future growth and development – they determine policies and proposals on a wide array of topics, including housing, mobility, open space & parks, public facilities, conservation & sustainability, urban design and historic preservation. The updated community plan will help reinforce the community’s role as a campus town, revitalize key activity centers, provide housing options and recreational opportunities, and strengthen connections between SDSU and the community. During the update process, Planning Department staff will work with the College Area community and the public to identify and consider important questions, issues, and opportunities including:

- How will College Area grow over the next 20-30 years?
- What services, infrastructure or facilities are needed to meet this growth?
- How can the community best plan for new housing opportunities, including housing for San Diego State University students?
- How can College Area nurture the economic relationship with San Diego State University and strengthen the community’s connection to the university?
- How can the community support neighborhood businesses, including those along the community’s celebrated El Cajon Boulevard business corridor?
- How can the community build upon College Area’s robust transit network, including the trolley and the El Cajon Boulevard Bus Rapid Transit, to support additional housing near transit?
- Where can College Area create public and recreation spaces that provide opportunities to get outside, connect and play?

For more information on the Plan College Area planning process, visit: <https://plancollegearea.org>

1.2 Community Engagement and Survey

An update to the College Area Community Plan is successful when it reflects the goals and values of the community. Throughout the planning process, residents, employees, and visitors of the area will be invited to give feedback on ways the community can be more connected, sustainable, and economically vibrant.

The College Area community is being engaged in the update process through a variety of outreach techniques. A online community survey was undertaken for a five-week period from November 12, 2020 through December 18, 2020. The survey focused on identifying community priorities and recommendations for sustainability, urban design, mobility, housing, economic development, parks and public spaces, and public facilities within the planning area.

The survey was promoted through multiple avenues, including:

- Fliers distributed at local businesses and community centers including: College Rolando Library, Starbucks, grocery stores, and Family Health Center on El Cajon Boulevard.
- Physically posted fliers on the community boards near the SDSU dormitories.
- Shared via e-newsletter to people who have signed up to receive email notifications regarding the plan update
- Verbal announcements at a College Area Community Planning Board Meeting and the College Area Community Plan Update Committee meetings
- Shared via the e-newsletter and social media account for the SDSU Student City Planning Association
- Shared via email notice to all students within the School of Public Affairs at SDSU
- Virtually posted on bulletin board within Canvas, the online learning management platform for all students within the School of Public Affairs at SDSU
- Shared via social media by the School of Public Affairs at SDSU
- Shared via the e-newsletter and social media account for the College Area Business Improvement District
- Paid advertisement on social media to folks living or working within the community

In addition to short answer and prioritization/ranking questions, the survey included several interactive mapping questions.

This report summarizes the analysis and findings from the survey. These findings will serve as a valuable reference to guide for the formation of concepts and recommendations for Plan College Area.

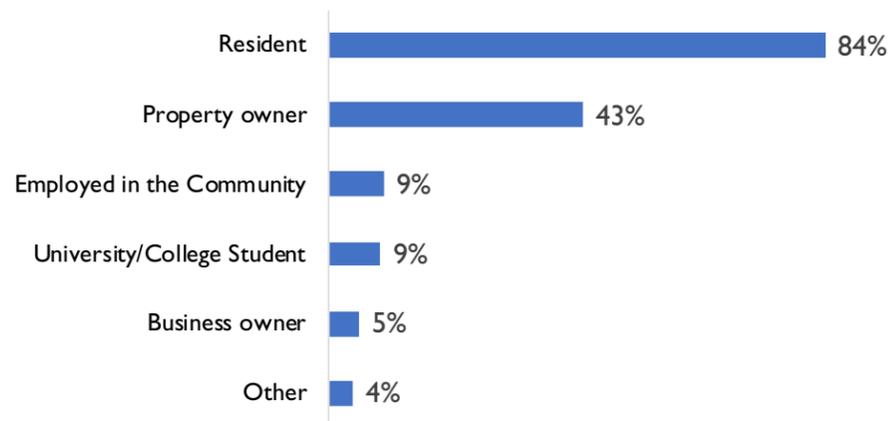
1.3 Survey Respondent Demographics

The survey received 418 respondents, with an average of 190 responses per question, and generated 939 unique map responses. A figure showing the number of responses per question is provided in the Appendix. As an optional component of the survey, respondents were asked to describe their relationship to College Area, the zip code they live in, their age, their gender identity, their race, and their income.

Demographic questions were asked at the end of the survey, and did not receive complete participation, hence the responses may not reflect the demographics of all respondents who answered other sections of the survey.

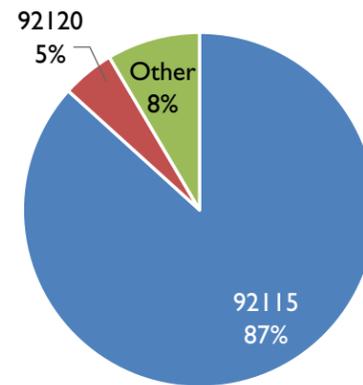
Respondents were asked to describe their relationship to the College Area Community among the options “Resident,” “Property owner,” “Business owner,” “Employed in the Community,” “University/College student,” and “Other.” Figure 1-1, below, displays responses. Respondents were permitted to select more than one option and many did, with the most common combination being resident/property owner. Because respondents were able to choose more than one option, totals do not add up to 100 percent/ The figure shows the percentage for total number of times a response was recorded; respondents who selected both property owner and resident, for example, would be counted towards both categories. Eighty four percent of respondents identified as residents of the College Area community, 43 percent were property owners, nine percent were employed in the community, nine percent were university/college students, five percent were business owners, and four percent identified as something else.

Figure 1-1: What is your relationship to College Area?
Check all that apply.



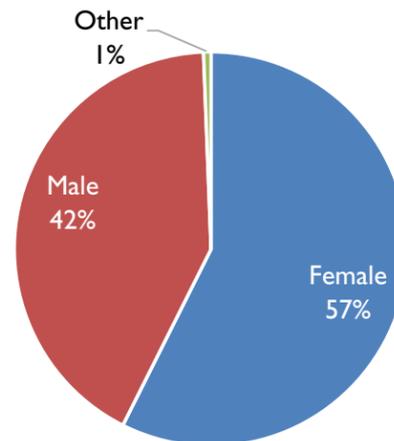
Of the respondents that provided their zip code, 87 percent resided in the 92115 zip code, 5 percent resided in the 92120 zip code, and 7 percent gave different zip codes, mostly from within the San Diego metropolitan area (Figure 1-2).

Figure 1-2: What is your zip code?



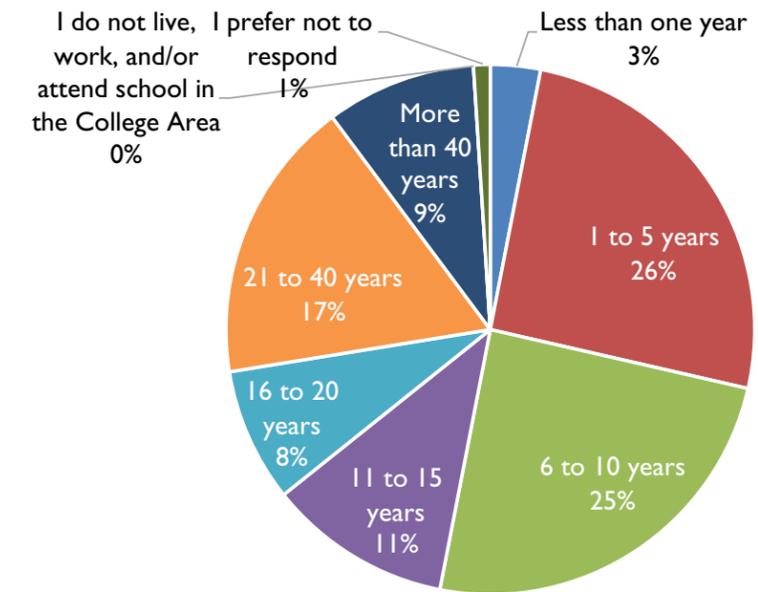
Respondents were also asked to provide information about their gender. Of those who responded, 57 percent identified as female, 42 percent identified as male, and one percent identified as other (Figure 1-3).

Figure 1-3: What is your gender identity?



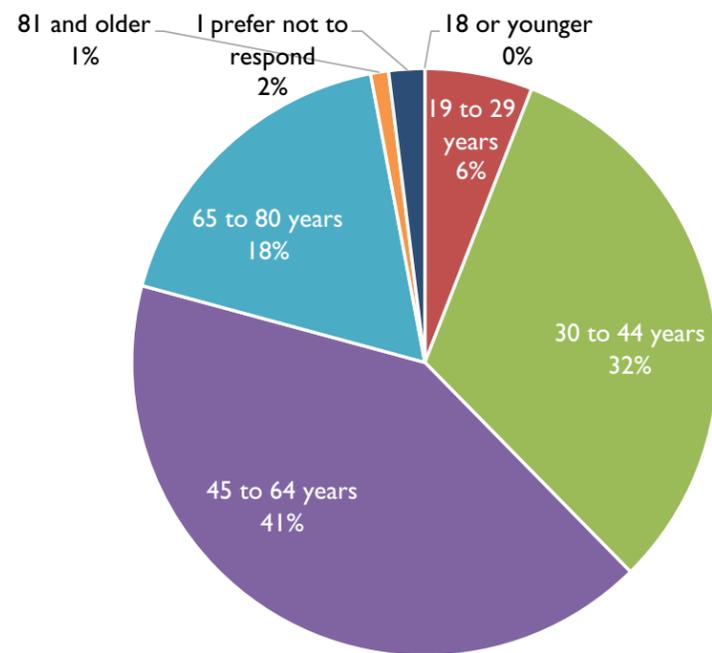
As shown in Figure 1-4, respondent community tenure was fairly evenly distributed; 26 percent of respondents reported that they had lived, worked, or attended classes in College Area for one to five years, 25 percent had been in the community for six to ten years, 19 percent had been in the community for 11 to 20 years, and 26 percent reported a tenure of 21 or more years.

Figure 1-4: How long have you lived, worked, or attended classes in College Area?



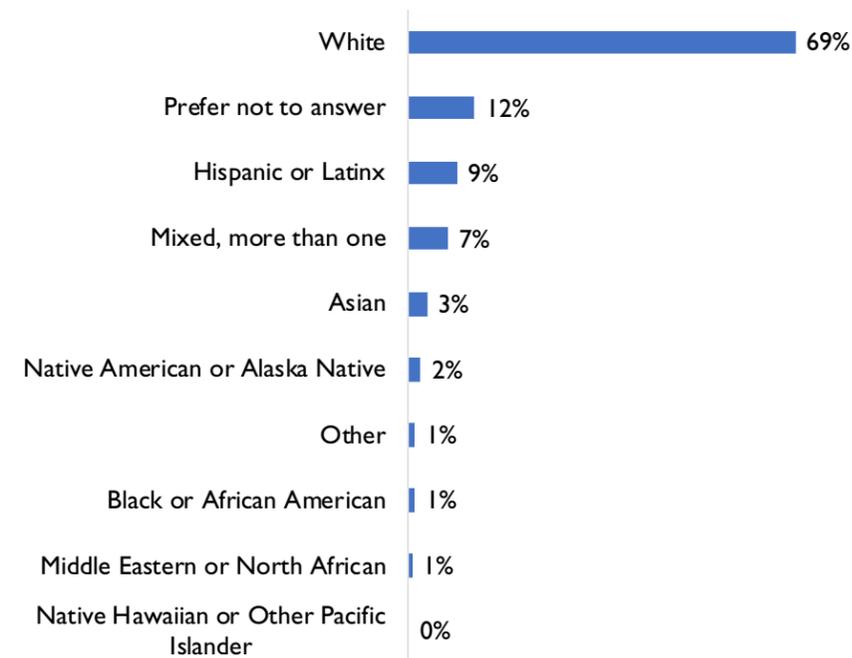
Respondents were also asked to provide information regarding their age (Figure 1-5). Of those who replied, 91 percent reported being 30 years or older, which is significantly higher than the 39 percent of individuals who fall in this age range for College Area as a whole. The age demographic with the highest respondent turnout was 45 to 64 years of age, with forty one percent of respondents reporting being in this age range. College Area is home to proportionally more youth than the City of San Diego as a whole, with the median age in College Area being nearly 11 years younger than that citywide; the under-30 demographic was significantly underrepresented among survey respondents. There were no respondents under the age of 18, though that demographic makes up slightly more than 20 percent of College Area.

Figure 1-5: What is your age?



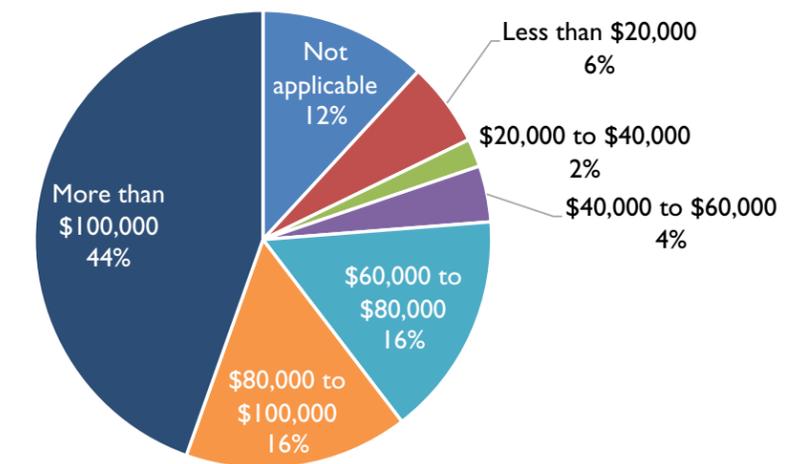
Respondents were then asked to share information about their ethnicity (Figure 1-6). When given the opportunity to select a number of possible ethnic/racial identities, 69 percent identified as white, nine percent identified as Hispanic or Latinx, seven percent identified as more than one race, three percent identified as Asian, five percent identified as either Black/African American, Middle Eastern, Native American or Alaska Native, or some other race/ethnicity not listed. Twelve percent of respondents preferred not to answer this question. The responses to this question indicate that there was a disproportionately greater amount of white survey respondents than there are white residents in the College Area; Hispanic or Latinx, Black and African American, and Asian members of the community were underrepresented in this survey.

Figure 1-6: Which of the following best represents your race/ethnicity? Check all that apply.



Finally, respondents were asked to identify their income. This question did not clarify whether the desired income report was individual or household, and so respondents may have provided either of those metrics. Of those who responded to this question, 44 percent reported incomes of more than \$100,000, 16 percent answered \$80,000–\$100,000, 16 percent answered \$60,000–\$80,000, six percent reported incomes of \$20,000–\$60,000, and six percent reported incomes of less than \$20,000 per year. Twelve percent of respondents answered that their incomes were not applicable. Average household incomes in College Area are 33 percent lower than the average citywide, most likely due to College Area’s large student population. Similarly, 17 percent of College Area households collect incomes lower than \$15,000 per year. This lower-income demographic was underrepresented in the survey responses.

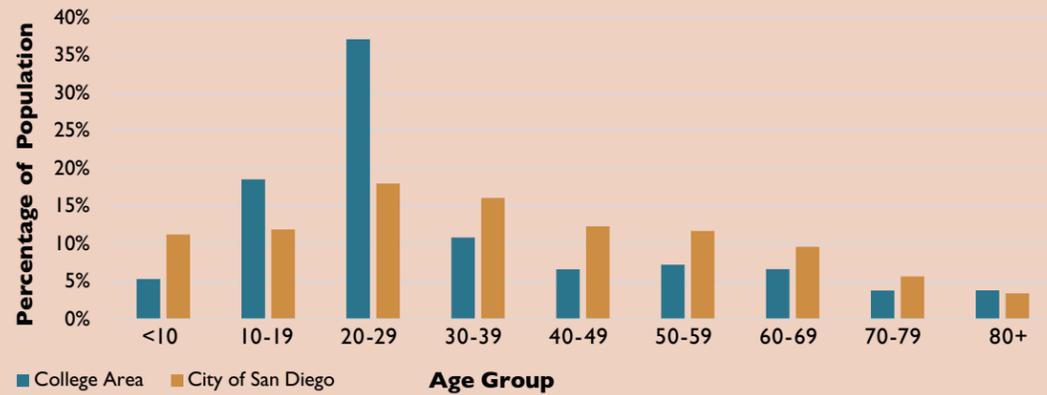
Figure 1-7: What is your income?



As shown in the callout box on the following page, the survey respondents were disproportionately older, wealthier, and more likely to identify as white, than the College Area as a whole. To account for this discrepancy, the analysis will note any instances in which the answers of respondents who identify as part of minority groups differed significantly from the main survey sample.

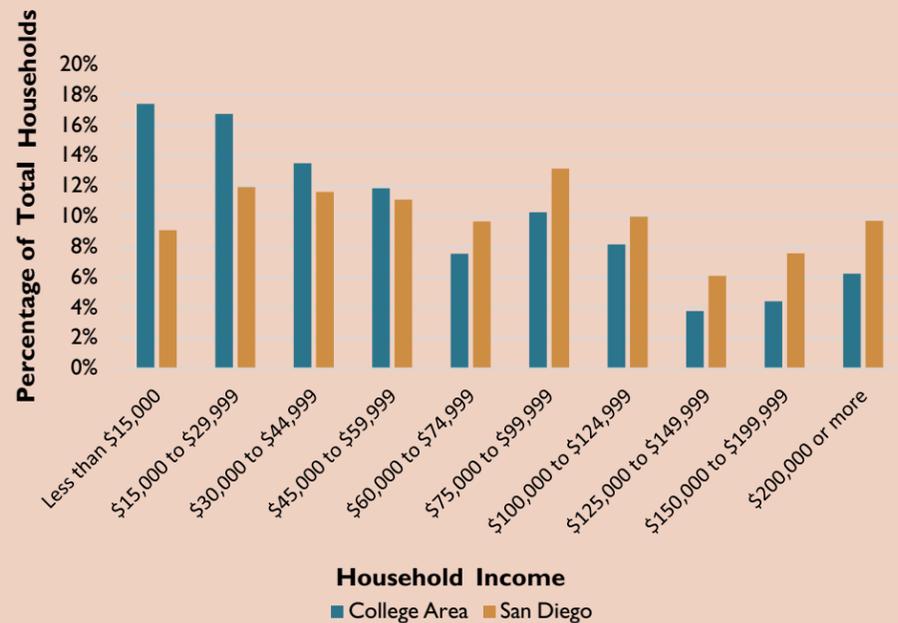
DEMOGRAPHIC INFORMATION FROM THE PLAN COLLEGE AREA COMMUNITY MAP ATLAS

Age Groups, College Area and San Diego



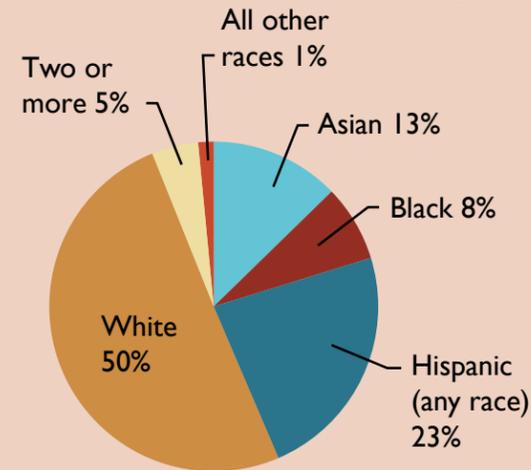
Source: City of San Diego; SANDAG 2018 Estimates; Dyett and Bhatia 2020

Household Income, College Area and San Diego



Source: SANDAG 2018 Estimates; Dyett and Bhatia 2020

Ethnic Breakdown of College Area



Source: SANDAG 2018 Estimates; Dyett and Bhatia 2020

2. SURVEY RESULTS

Highlights of the online survey are discussed and summarized in this chapter. The full set of responses to open-ended questions is included in the Appendix.

2.1 Analysis of Survey Responses

Survey participants were asked 20 questions about their ideas and priorities for the College Area community and were also asked to identify locations that they thought could benefit from public facilities, mobility, and parks improvements, as well as locations for new public spaces, housing, and mixed use development. Some questions were open-ended while others prompted respondents to rank their priorities among many choices. Open-ended responses were synthesized and summarized to reveal broader patterns of responses.

The percentages below refer to the number of responses for that particular question. Many questions allowed participants to check multiple topics as priorities, and in some instances, respondents did not fully answer a question; thus totals may not add up or may add to more than 100 percent.

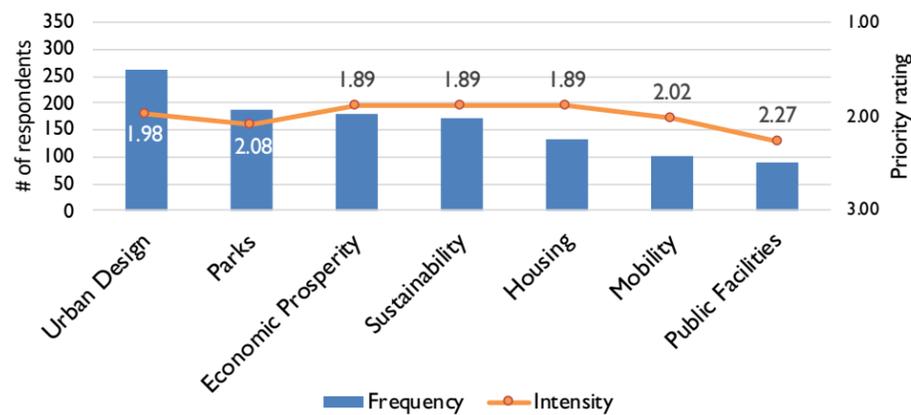
OVERALL PRIORITIES

Question 1: Rank the following topics from 1 to 7, with 1 being your highest priority.

The survey began by asking respondents to rank their priorities of the topics that the College Area Community Plan Update will address. Respondents were asked to rank the following seven topics: Sustainability and Climate, Public Facilities, Housing, Urban Design and Land Use, Economic Prosperity, Parks and Recreation, and Mobility in order, with a score of one representing their highest priority.

As shown in Figure 2-1, Urban Design and Land Use scored the highest, with 261 participants selecting it as one of their top three priorities. Parks and Recreation and Economic Prosperity were the next highest priorities for respondents, with 189 and 180 respondents, respectively, listing those topics in their top three of highest priorities. Figure 2-1 shows the intensity of responses as well as the number of times an answer was recorded; this is to account for strong minority opinions. For example, Economic Prosperity, Sustainability and Climate, and Housing all received an average score of 1.89, meaning that many respondents felt strongly that these three topics were all high priorities. Mobility and Public Facilities received the overall lowest priority rankings for this question.

Figure 2-1: Priorities



The frequency (bar graph in blue) is how often the category ranked in the top 3, while intensity (line in orange) is what was the category's average ranking when ranked in the top 3. Sometimes there is a gap between frequency and intensity, which suggests that while not everyone thinks a particular category is important, those that do believe it is very important. For example, although parks ranked higher than housing in frequency, the intensity suggests that housing was rated higher for many people.

SUSTAINABILITY AND CLIMATE

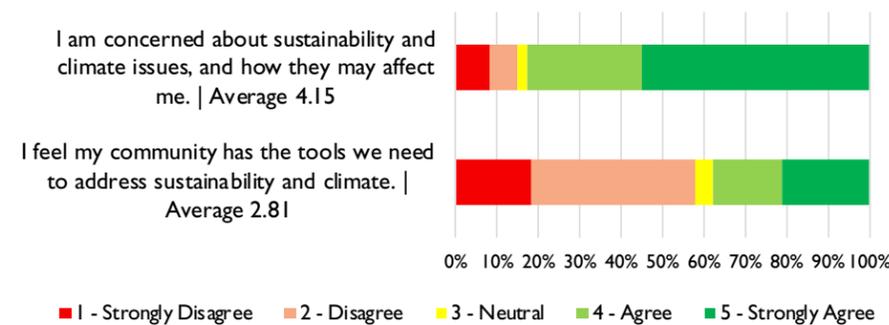
Respondents were asked to answer a series of questions pertaining to their feelings and awareness of sustainability and climate issues in College Area, and then to indicate their support levels for a variety of draft sustainability and climate strategies that could be included in the Community Plan Update. This topic of the Community Plan Update focuses on making better use of resources, such as water, energy and waste; and creating walkable, bikeable and livable places.

Question 2: How do you feel sustainability and climate change impact the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to respond to two statements. For the first, "I am concerned about sustainability and climate issues, and how they may affect me," 83 percent of respondents said that they strongly agreed or agreed with that statement. The average response was a 4.15. All participants aged 19-29 answered that they agreed or strongly agreed with this statement.

When asked to respond to the statement, "I feel that my community has the tools we need to respond to sustainability and climate," scores were much lower, with 58 percent of respondents saying that they disagreed or strongly disagreed with this statement, four percent saying they felt neutral about it, and 39 percent saying that they agreed or strongly agreed. The average score for this question was 2.8. Any question receiving a score less than three is considered a negative response.

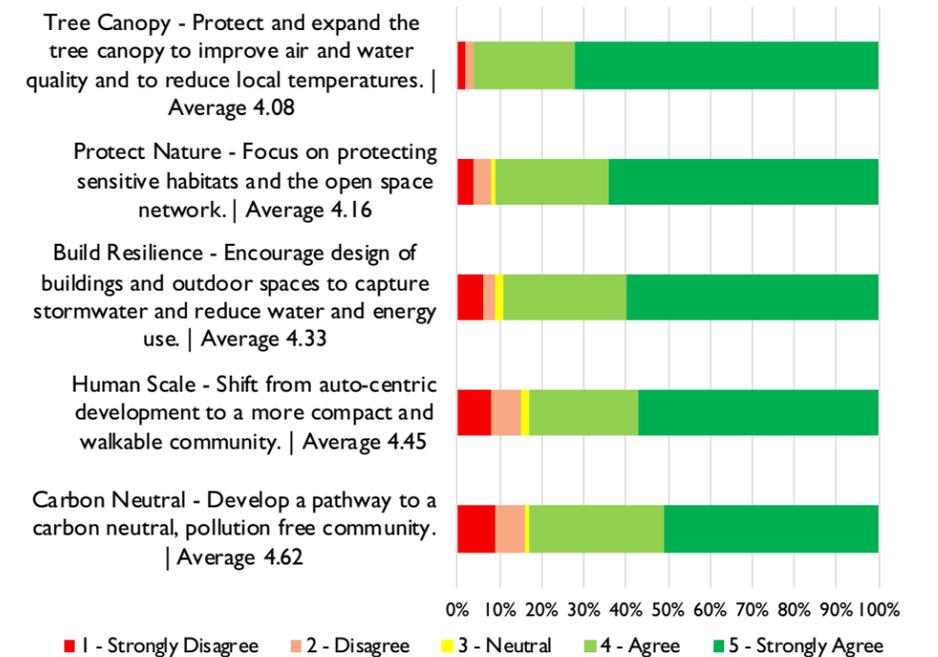
Figure 2-2: Sustainability Existing



Question 3: Do you feel sustainability and climate change strategies should be included in the College Area Community Plan Update? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Next, respondents were asked to score a variety of sustainability and climate strategies. All five strategies received strong levels of support, with none receiving an average score lower than 4.1. Tree Canopy received the highest level of support, and 94 percent of participants gave this strategy a score of 4 or higher. Protect Nature received an average score of 4.4, with 92 percent of respondents giving this strategy a score of 4 or higher. Build Resilience received an average score of 4.3, and 89 percent of respondents ranked this strategy a 4 or higher. Human Scale, or walkability, received an average score of 4.2, and 83 percent of respondents gave this strategy a score of 4 or higher (Figure 2-3).

Figure 2-3: Sustainability Strategies



Respondents were also given the opportunity to share any other thoughts they had about sustainability and climate in the Community Plan Update. Eighty five respondents commented on this question. Main themes in the comments included excitement and desire to see more trees and open spaces in the neighborhood; walkability and alternative transportation improved; climate-related infrastructure and building requirements, such as recycled water, solar panels, and EV charging stations; stronger city investment for climate programs, such as recycling. Other comments mentioned fire danger, and resident concern about the impact of climate change on the existing neighborhood or properties. A complete list of comments provided is available in the Appendix.

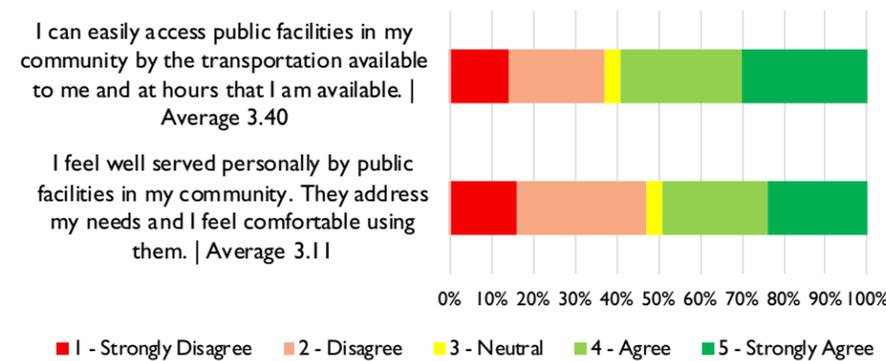
PUBLIC FACILITIES

Respondents were asked to answer a series of questions about public facilities in College Area, and to indicate their support levels for a variety of draft public facilities strategies that could be included in the Community Plan Update. This topic of the Plan Update addresses future needs for new or expanded facilities that provide services to the community.

Question 4: How do you feel about public facilities in the College Area? Rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to rate how satisfied with existing public facilities they felt, as well as how accessible they found these facilities to be in terms of transportation and hours of operation. Respondents gave mixed responses to both questions. When asked to rate the statement “I can easily access public facilities in my community by the transportation available to me and at hours that I am available, 60 percent scored this statement with a 4 or higher, while 37 percent rated this question a 2 or lower, giving the statement an average score of 3.4. The statement “I feel well served personally by public facilities in my community. They address my needs and I feel comfortable using them,” received an average score of 3.1, or neutral, wherein 49 percent of respondents gave this statement a score of 4 or higher and 47 percent ranked it 2 or lower. Comments from respondents who answered that they did not feel well served by public facilities were mostly concerned about facilities being far away from them and not having enough park space.

Figure 2-4: Public Facilities Existing



Question 5: Do you feel the following public facilities strategies should be included in the College Area Community Plan? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to rate three strategies related to public facilities. All three strategies were well-supported, with all scoring an average of 3.9 or higher. Connections, a strategy which would “improve biking and walking connections to public facilities,” received the highest support, with an average score of 4.4 and 90 percent of respondents giving this strategy a score of 4 or higher. Location, or locating future community-serving facilities along transit corridors and nodes, received the next highest level of support with 88 percent of respondents giving this strategy a score of 4 or higher, and an average score of 4.2. Access to Public Facilities received an average score of 3.9, with 76 percent of respondents giving this strategy a score of 4 or higher.

Figure 2-5: Public Facilities Strategies

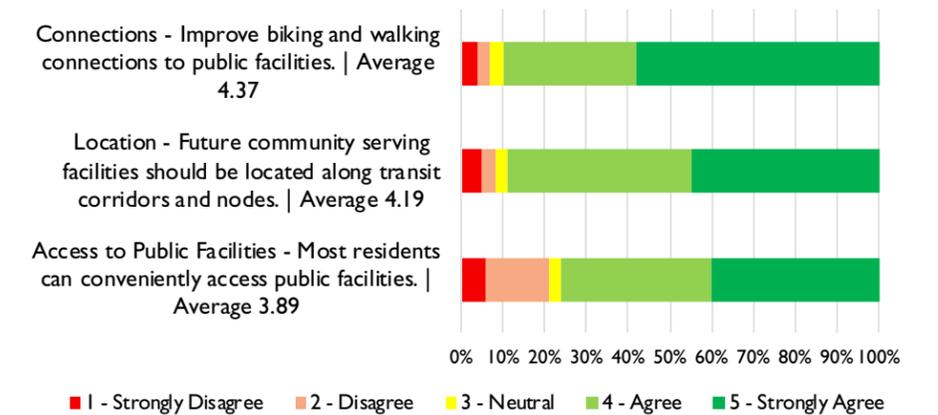
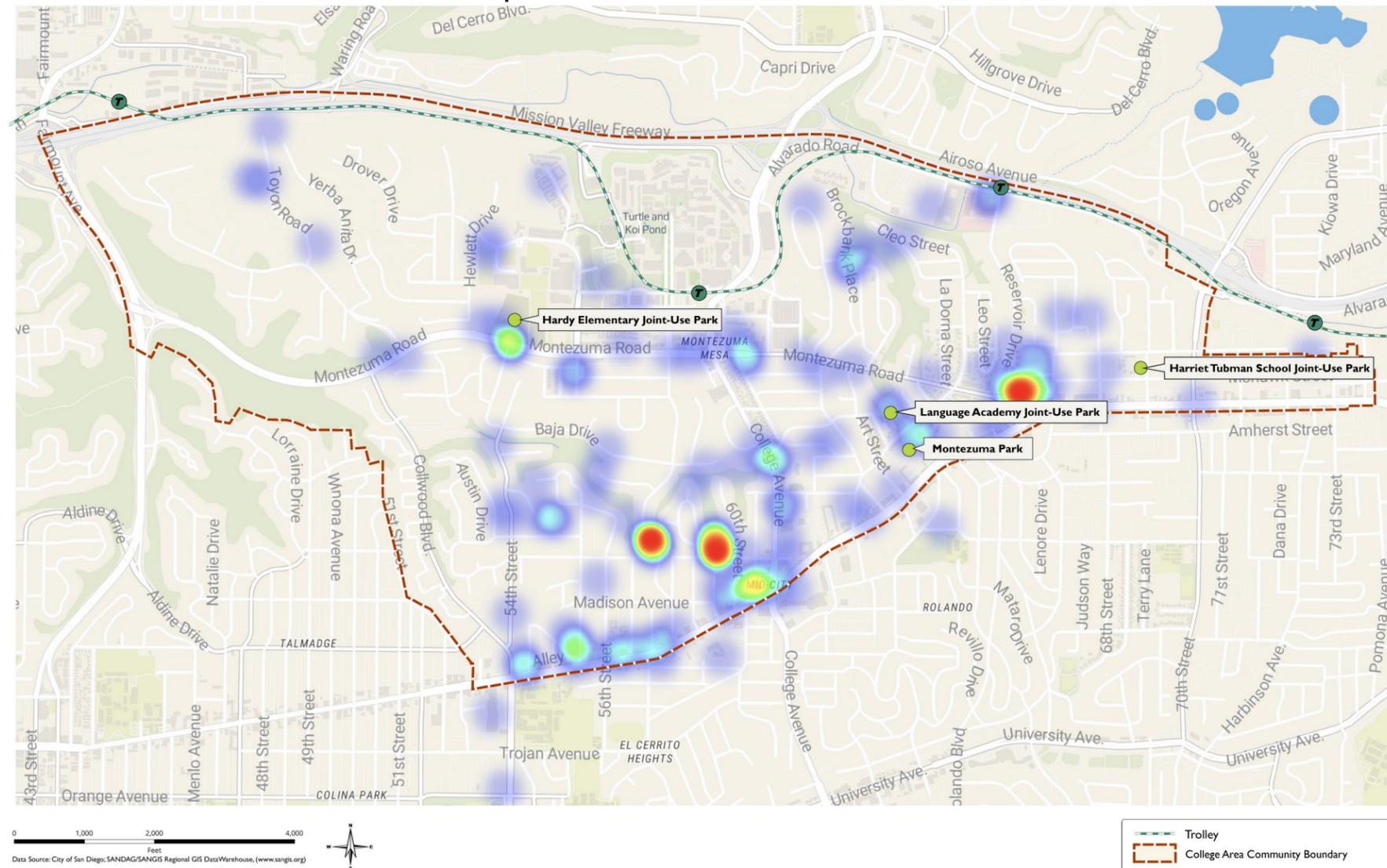


Figure 2-6: Public Facilities Map



Question 6: Please identify where there should be new public facilities, or where existing facilities should be improved. Specify in the comment box which amenities should be added or improved in this area.

Respondents placed a total of 72 pins identifying locations for new and improved public facilities. The pins were concentrated around the intersection of Montezuma Road and College Avenue, along El Cajon Boulevard, and near the College Rolando Library. Respondents described a variety of public facility improvements, including more parking or a playground at the Rolando Library, more parks and recreation centers (particularly in the southern portion of the Planning Area serving El Cerrito), more public restrooms in the community, more homeless services, and addressing public safety near existing public facilities. A complete list of comments provided is available in the Appendix.

Finally, respondents were given the option to elaborate on other thoughts related to public facilities. Main themes included accessibility of existing public facilities (for example, the distance between existing facilities and residential neighborhoods, difficulty getting to facilities by public transit or bike); desire for more public parks; investment in existing facilities, such as adding amenities including public restrooms, water fountains, benches, and trash receptacles; and addressing homelessness and public safety/hygiene as a result of homeless residents utilizing public facilities to access restrooms and indoor space.

Respondents were asked to pin on the map where they want to see new public facilities or existing public facilities improved. Brighter colors indicate more pins on the map.

HOUSING

In this section of the survey, respondents were asked to consider the existing state of housing, as well as answer questions about potential housing strategies and the location of new housing in College Area. Housing in the Community Plan Update will focus on planning for a mix of housing types and affordability levels. The introduction of this section explained why planning for affordable housing is an important part of neighborhood livability, equity, and long term economic prosperity.

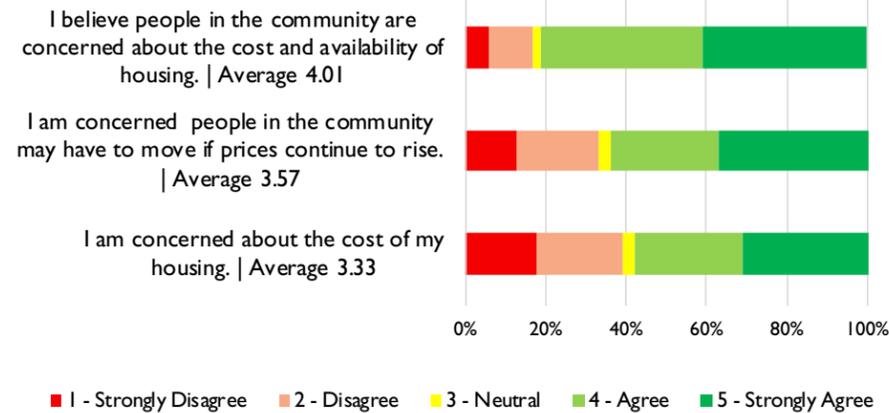
Question 7: How do you feel about the cost of housing in the community? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to consider the cost of housing from an individual and community-wide perspective. Responses were mixed on the statement “I am concerned about the cost of my housing,” which received an average score of 3.3. Fifty nine percent of respondents agreed or strongly agreed with that statement, while 39 percent disagreed or strongly disagreed with it. Respondents aged 19-29 were much more likely than other age groups to be concerned about the cost of their own housing, with an average score of 4.6 for this question.

In response to the statement “I believe people in the community are concerned about the cost and availability of housing,” respondents largely agreed that housing affordability is an issue in the community, with 81 percent of respondents giving this statement a score of 4 or higher, and an average score of 4. The average response for respondents aged 19-29 for this question was 4.7.

Finally, respondents were asked about displacement. The statement “I am concerned people in the community may have to move if prices continue to rise” received mixed responses as well, with 65 percent of respondents scoring this statement with a 4 or higher, and 33 percent giving it a score of 2 or lower. The younger respondents gave this statement a unanimous average score of 5, or strongly agree.

Figure 2-7: Housing Existing



Question 8: How do you feel about the quality and diversity of housing in the community? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Next, respondents were asked to respond to statements about the quality and diversity of housing in the community. Responses to these statements were also mixed, though more negative; no statement in this set received an average score higher than 3.2.

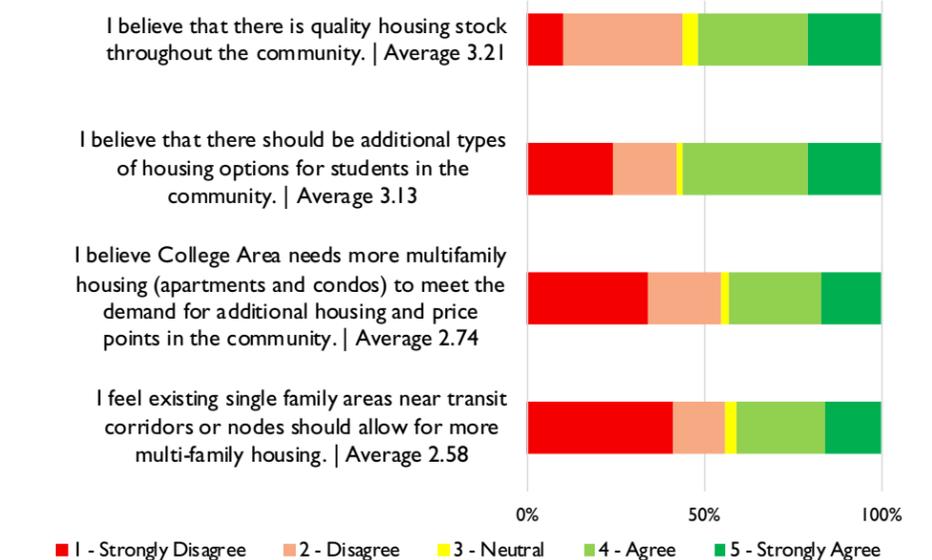
The statement “I believe that there is quality housing stock throughout the community” had the highest average score at 3.2, with 53 percent of respondents giving this statement a score of 4 or higher and 44 percent of respondents giving it a score of 2 or lower. Property owners were no more likely to score this statement higher; many people who responded that they agreed or strongly agreed that there is quality housing stock throughout the community were very opposed to any new development in the area.

When asked if they believed that there should be additional types of housing options for students in the community, 57 percent of respondents agreed or strongly agreed with the statement, while 42 disagreed or strongly disagreed. Respondents aged 19-29 were more likely to support this statement and scored it an average of 4.4 (versus the main sample average of 3.1).

Finally, respondents were asked to score the statements “I believe that College Area needs more multifamily housing to meet the demand for additional housing and price points in the community,” and “I feel existing

single family areas near transit corridors or nodes should allow for more multifamily housing.” Despite consensus that the housing affordability is a concern for members of the community, 55 percent of respondents disagreed or strongly disagreed with the belief that multifamily housing could address affordability, whereas 42 percent of respondents agreed or strongly agreed with the statement. Fifty six percent of respondents disagreed or strongly disagreed with the sentiment that single family areas near transit corridors should allow for more multifamily housing, while 41 percent agreed or strongly agreed.

Figure 2-8: Housing Quality Existing



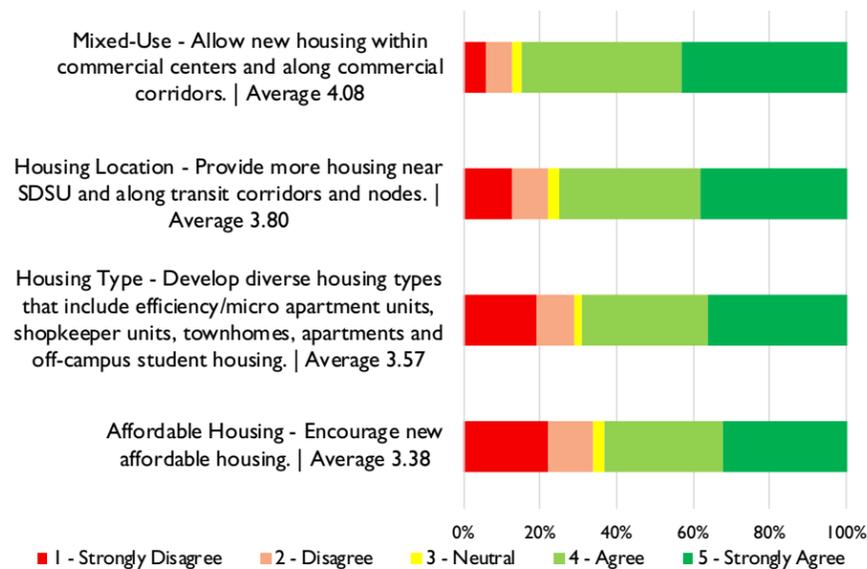
Respondents were then given a comment space to share thoughts regarding housing issues in the community. In the comments, people across the demographic spectrum felt that “mini dorms” had a negative effect on the neighborhood and many wanted to see higher quality projects or more accountability from landlords regarding noise, parking, and visual quality impacts caused by this housing type; other respondents stressed the importance of prioritizing affordability in new development, particularly affordable ownership, i.e. condos instead of apartments; some respondents used this space to praise how much they enjoyed the single family character of the neighborhood – some cited that they moved to College Area because it is one of the most affordable single family neighborhoods in the City of San Diego and they wanted to see the same preservation protections they

felt are afforded to other, wealthier single family neighborhoods such as La Jolla; some respondents spoke in support of mixed use development, especially near the SDSU campus; and other comments wanted to limit any student housing to SDSU's College Area or Mission Valley campus. A full list of comments is provided in the Appendix.

Question 9: Do you feel the following housing strategies should be included in the College Area Community Plan? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were then asked to score a variety of potential housing strategies. All of these strategies received an average support level above 3. Mixed Use, "allow new housing within commercial centers and along commercial corridors," received the strongest support, with an average score of 4.1, and 85 percent of respondents rating this strategy 4 or higher. Seventy six percent of respondents scored Housing Location, providing "more housing near SDSU and along transit corridors and nodes," with a 4 or higher, while 69% of respondents either agreed or strongly agreed with the Housing Type strategy. Sixty three percent of respondents gave the Affordable Housing strategy a score of 4 or 5. Younger respondents and people who were employed in the community were more likely to support potential housing strategies, particularly Housing Location and Housing Type.

Figure 2-9: Housing Strategies

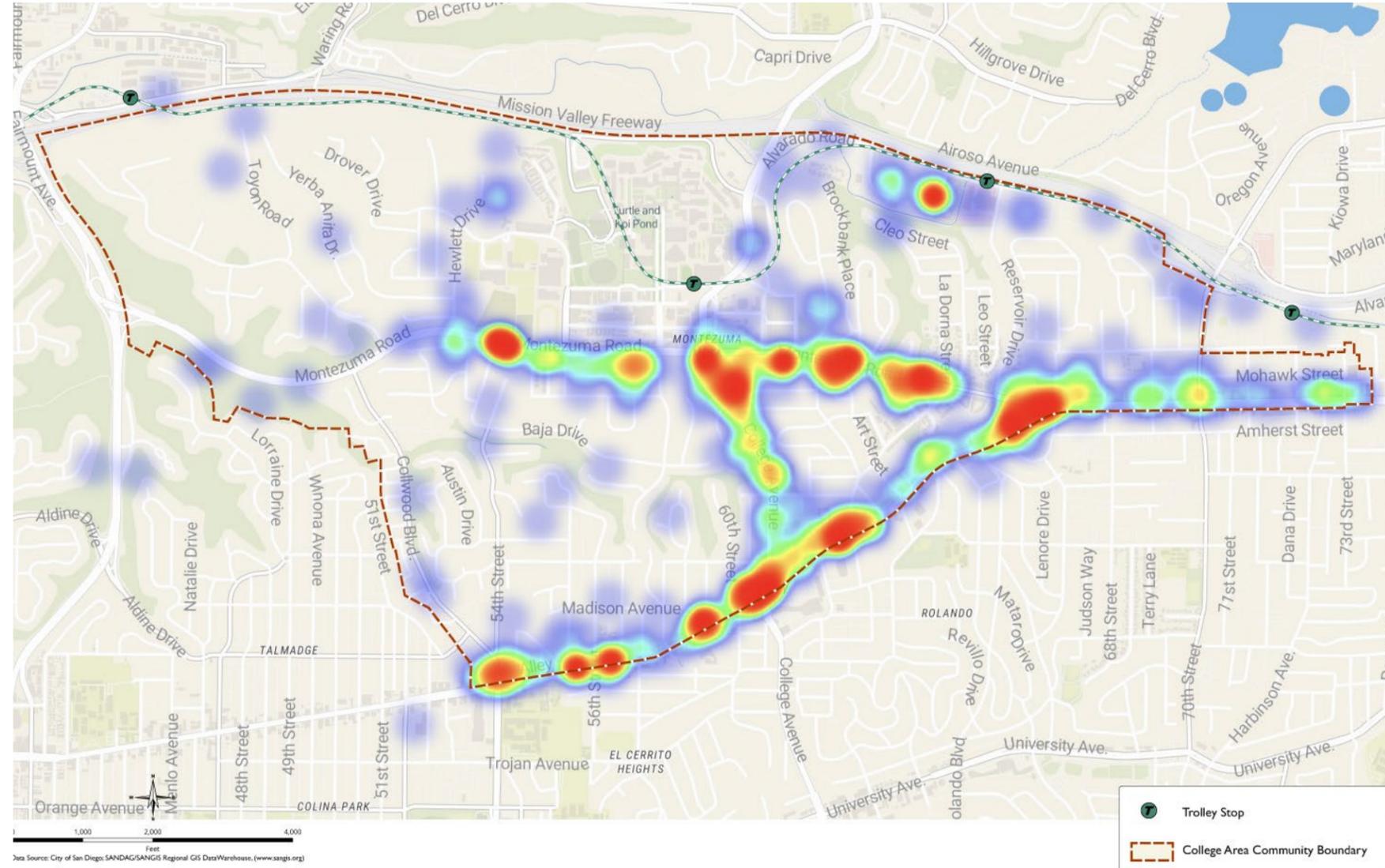


Question 10: We would like to know where you envision future mixed use and multifamily housing growth should occur in the College Area.

Respondents placed a total of 396 pins indicating where they wanted to see mixed use and multifamily housing growth in College Area. Pins largely corresponded with one another and were concentrated along Montezuma Road, College Avenue, and El Cajon Boulevard corridors.

Finally, respondents were asked to describe where they would like to see new housing, as well as share any other ideas about housing strategies in College Area. A main theme of respondent comments expressed that mixed use and multifamily housing would be best served where transit lines are plentiful and commercial development already exists to complement a walkable community lifestyle. Other comments included: redeveloping older strip malls on El Cajon Boulevard into taller, higher density mixed use; locating new student housing and mixed use near SDSU as a continuation of South Campus Plaza; putting new mixed use or multifamily development on existing vacant lots; and placing new multifamily development to be within walking distance of parks and grocery stores. In terms of scale, some residents mentioned a six story height limit, others simply said smaller apartment complexes (in contrast to some of the larger multifamily complexes that already exist in the area), which would blend more cohesively with the existing single family neighborhoods. Respondents also reiterated that they felt that mini dorms had a negative effect on the neighborhood. A complete list of comments provided is available in the Appendix.

Figure 2-10: Multifamily and Mixed Use Map



Comment sampling:

- “Mixed-use and multi-family housing would be best served in the Eastern and Southern portions of College Area where the transit lines are plentiful and some commercial development already exists to complement a walkable community lifestyle.”
- “The corridor on University Ave. between 54th and 70th is a prime area that would benefit from this kind of development.”
- “New housing should be located along transit corridors with greater densities at major nodes. Also, zoning should be more flexible to allow for mixed-use anywhere multi-family housing is allowed.”
- “I would like to see more mixed use from SDSU to El Cajon, with retail, shops, restaurants, specialty grocery on the bottom levels and a range of housing options on the top.”

Respondents were asked to pin on the map where they want to see both mixed use and multifamily development. The two are shown overlaid, as respondents largely pinned the same areas.

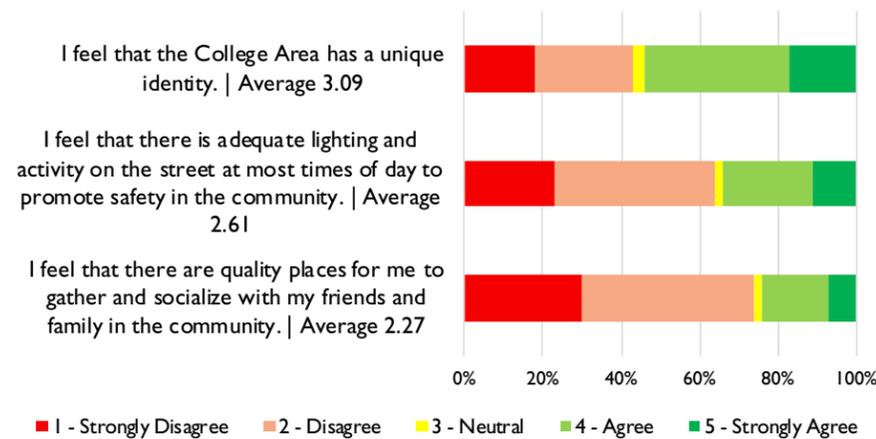
URBAN DESIGN AND LAND USE

Respondents had the opportunity to answer a series of questions pertaining to Urban Design & Land Use. This element of the Community Plan Update will seek to create vibrant places for people to live, work, study, play and engage with each other in both the natural and built environments that surround them.

Question 11: How do you feel about the aesthetics and the character of the built environment in the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to rank a variety of statements about the current aesthetics and character of the built environment in College Area. Fifty four percent of respondents felt that College Area has a unique identity and scored that statement a 4 or higher; 42 percent of respondents disagreed and gave the statement a score of 2 or lower. Thirty five percent of respondents agreed or strongly agreed with the statement “there is adequate lighting and activity on the street at most times of day to promote safety in the community,” while 64 percent of respondents disagreed or strongly disagreed. The statement “I feel that there are quality places for me to gather and socialize with my friends and family in the community” received the lowest support, with an average score of 2.3; 74 percent of respondents gave this statement a score of 2 or lower.

Figure 2-11: Urban Design Existing



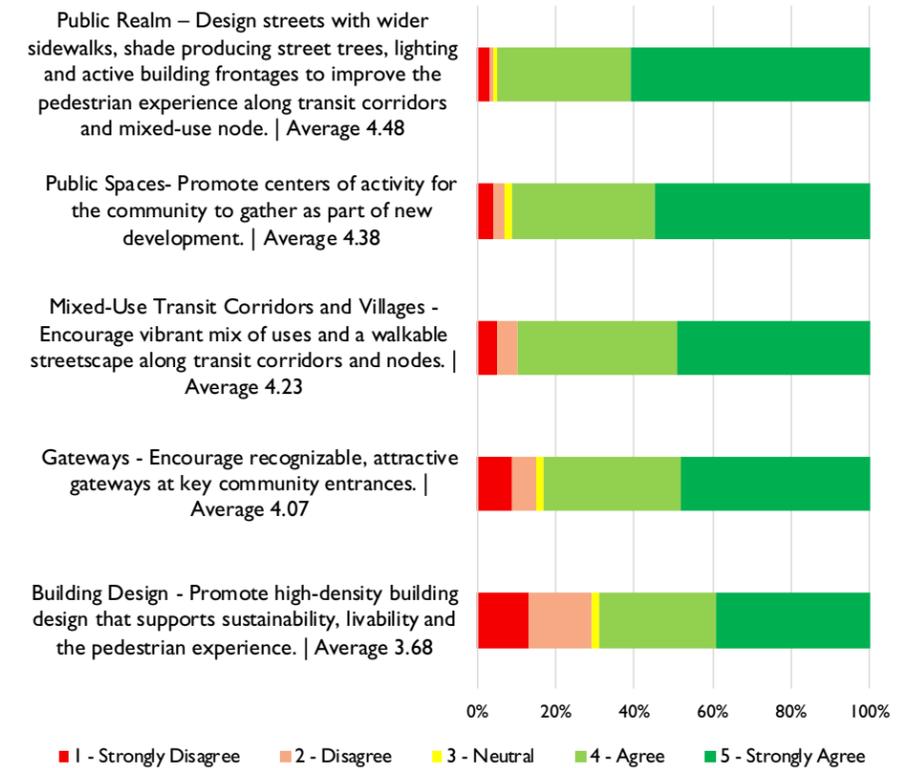
Question 12: Do you feel the following urban design and land use strategies should be included in the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were then asked to score several Urban Design and Land Use strategies that could be included in the College Area Community Plan Update. All of these strategies received high levels of community support, with each having an average score higher than 3.7.

Ninety five percent of respondents gave the strategy Public Realm, “design streets with wider sidewalks, shade producing street trees, lighting and active building frontages to improve the pedestrian experience along transit corridors and mixed-use node,” a score of 4 or 5. Ninety two percent gave a 4 or 5 to Public Spaces, “promote centers of activity for the community to gather as part of new development.” Mixed Use Transit Corridors and Villages, which would “encourage vibrant mix of uses and a walkable streetscape along transit corridors and nodes” received an average score of 4.2, with 90 percent of respondents giving this strategy a score of 4 or 5. Gateways, or “encourage recognizable, attractive gateways at key community entrances,” had an average score of 4.1; 83 percent of respondents either agreed or strongly agreed with this strategy. Finally, seventy percent of respondents either agreed or strongly agreed with Building Design, a strategy that proposes promoting “high-density building design that supports sustainability, livability and the pedestrian experience.”

Respondents were also given the opportunity to share their thoughts about urban design and land use in the College Area in an open comment space. Many comments wanted to see more trees as streetscape elements, greenspace, more community gathering places, and better walkability. Other respondents expressed desire to see more development like the area around Trader Joe’s on the SDSU campus, stating that they liked the size of the buildings, the parking, and the outdoor dining nearby. Outdoor dining was mentioned as one of the silver linings of the COVID-19 pandemic, and some respondents wished to see outdoor dining continued after the pandemic. Some commenters were concerned about safety and wished to see the community made to feel safer through urban design strategies such as lighting; other comments wished to see the College Area gain a gateway sign similar to that in other San Diego neighborhoods, such as that in Hillcrest or North Park.

Figure 2-12: Urban Design Strategies



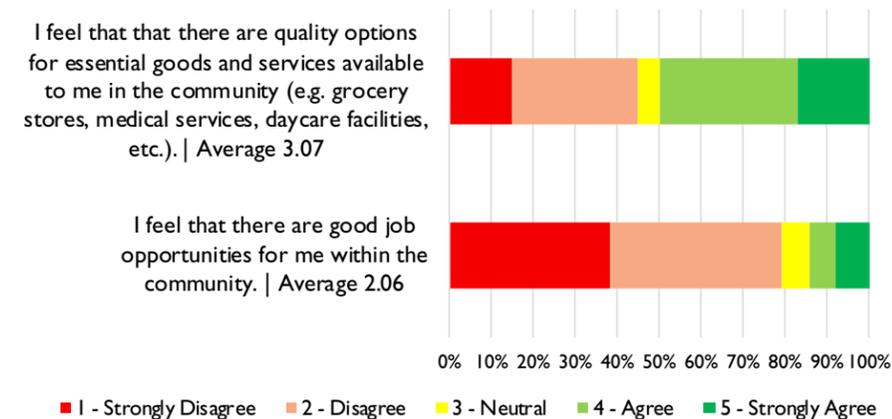
ECONOMIC PROSPERITY

The sixth section of the survey covered Economic Prosperity. This element of the Community Plan Update will encourage a resilient, innovative and vibrant economy that supports local businesses and promotes investment in the community.

Question 13: How do you feel about the economic opportunities and the business-mix in the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were first asked to respond to some statements about the current economic setting of College Area. Fifty percent of respondents agreed or strongly agreed with the statement “I feel that that there are quality options for essential goods and services available to me in the community (e.g. grocery stores, medical services, daycare facilities, etc.)” while 45 percent disagreed or strongly disagreed; mixed opinions gave this statement an average score of 3.1. Meanwhile, 79 percent of respondents disagreed or strongly disagreed with the statement “I feel that there are good job opportunities for me within the community;” this statement had an average score of 2.1. The average score for respondents who identified as university/college students was higher, however, at 3.4.

Figure 2-13: Economic Prosperity Existing



Question 14: Do you feel the following economic prosperity strategies should be included in the College Area Community Plan? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were then asked to rate a variety of strategies designed to promote economic prosperity in the College Area. All of the strategies received strong support levels, with all averaging scores higher than 4.2.

Local Businesses, or promoting “a thriving, sustainable and innovative business district which has shops and restaurants that utilize outdoor space and contribute to the vitality and growth of the community,” received the highest support with an average score of 4.6, and 98 percent of respondents giving this strategy a score of 4 or 5. Community Craft received an average score of 4.3, with 90 percent of respondents ranking this strategy a 4 or 5. Investing in the Future had the same high score wherein 90 percent of respondents agreed or strongly agreed with the strategy. Cultural Institutions received a score of 4 or higher from 84 percent of respondents, and Anchor Institutions received a score of 4 or higher from 86 percent of respondents.

Figure 2-14: Economic Prosperity Strategies

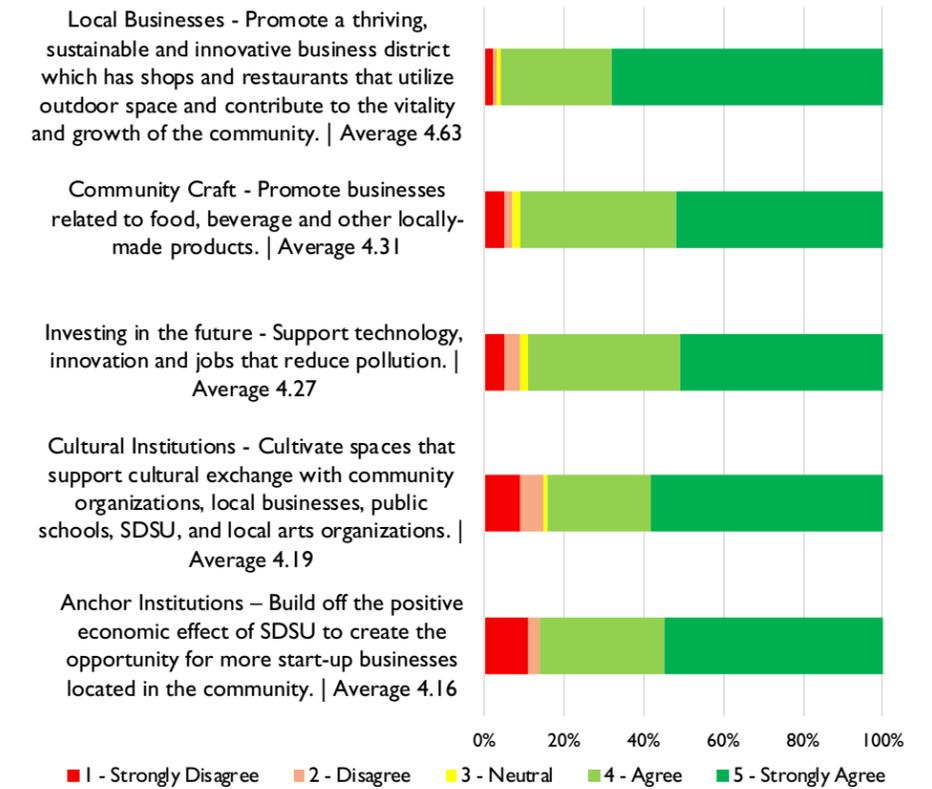
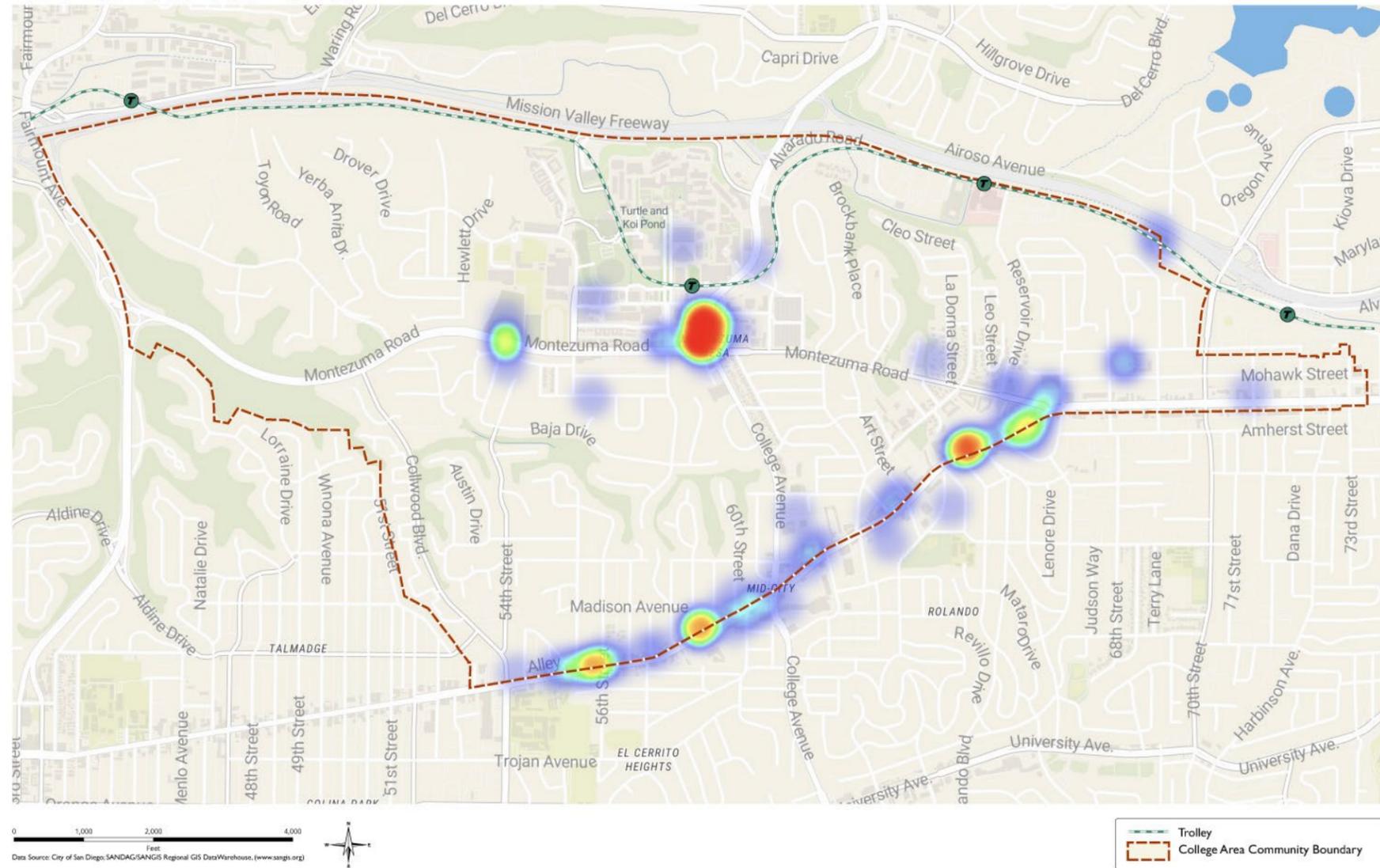


Figure 2-15: Favorite Local Businesses



Respondents were asked to pin on the map where their favorite local businesses and community gathering places are. Brighter colors indicate more pins.

Question 15: Tell us what your favorite local businesses/ community gathering spaces in the College Area (please select up to 3). Specify in the comment box why you selected that business/space.

Respondents pinned 93 locations on the map when identifying their favorite local businesses and community gathering spaces. Respondents were largely concentrated around SDSU’s South Campus Plaza, and along El Cajon Boulevard.

Respondents often described their favorite locations as lively, social, and neighborhood-oriented places. The majority of respondent comments identified their favorite place as a spot where they engage in commercial activity, including local bars, restaurants, cafes, and grocery stores. Lots of the comments identified their favorite place as somewhere they could gather outdoors, either through dining or at a park. Some of the comments characterized their favorite place as walkable or bikeable; others mentioned high quality parking structures. Some respondents identified the neighborhood’s parks as important gathering spaces for families. A complete list of comments provided is available in the Appendix.

Respondents were also given a space to comment on any ideas they had regarding economic prosperity in College Area. Comments mentioned fostering more connection between SDSU and the community, either through programming or increased mobility options to physically connect the campus to the surrounding neighborhood; building co-working spaces; gathering spaces that showcase local art and music; urban design that creates an active street life, particularly if that design could revitalize existing strip mall street frontage; preserving and fostering local small business ownership, which some commenters saw as an equity issue; and promoting a greater variety of businesses that are less auto-oriented.

PARKS AND RECREATION

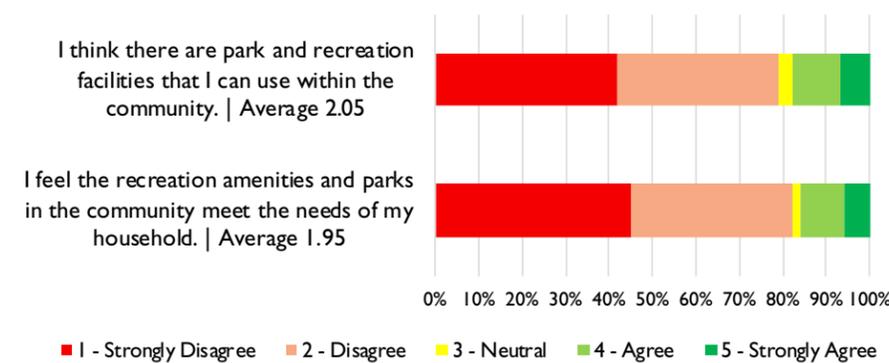
Respondents were then asked to answer a series of questions about parks and recreation. This element of the Community Plan Update will promote parks and active lifestyles by connecting people with social opportunities, recreation and nature.

Question 16: What do you think about existing parks in the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were asked to answer some questions about the parks and recreation facilities in College Area. Responses to these statements were overwhelmingly negative; respondents do not feel that they can use the recreation facilities in College Area, or that existing facilities are meeting their needs.

When asked to rate the statement “I think there are park and recreation facilities that I can use within the community,” 79 percent of respondents gave this statement a score of 2 or lower; the average score was 2.1. The statement “I feel the recreation amenities and parks in the community met the needs of my household” scored slightly lower; 82 percent of respondents gave this statement a score of 2 or lower, giving it an average score of 2.

Figure 2-16: Parks Existing



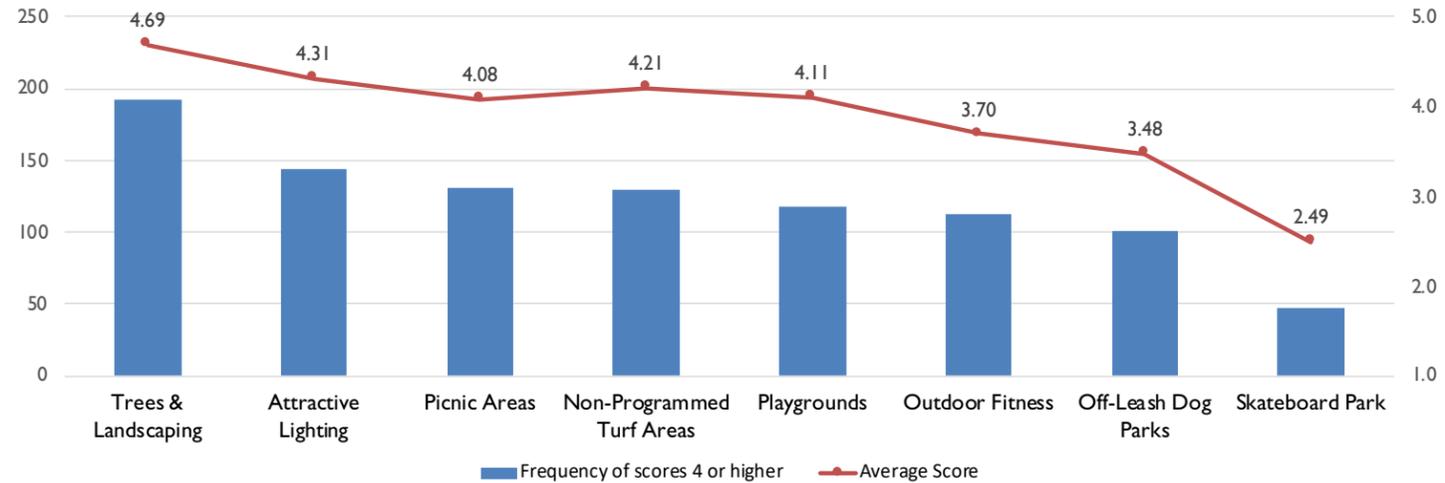
Respondents were then asked to identify which parks they use in the College Area. Respondents pinned Harriet Tubman Joint Use Park, Clay Park, Montezuma Park, the SDSU campus and Aztec Aquaplex, the Hardy Elementary Joint Use Park, Language Academy Joint Use Park, and the canyons along Baja Drive.

Question 17: Please rate the types of possible new amenities to the College Area parks listed below on a scale from 1 (Least Desirable) to 5 (Most Desirable).

Respondents were then shown several examples of different parks amenities and asked to rate them. From most to least desirable, respondents answered that they wanted to see trees and landscaping, attractive lighting, picnic areas, non-programmed turf areas, playgrounds, outdoor fitness areas, off-leash dog parks, and finally, skateboard parks.

When asked to elaborate on any thoughts they had regarding existing parks within the College Area, many commented that they would like to see more dog parks. Many respondents were unaware that joint-use parks were available for public use and suggested making those areas more inviting to the public by clearly posting park hours and removing barriers to the parks such as gates. Other suggestions included more public restrooms and more frequent trash removal in existing parks; others wanted to see more trees. Many respondents wanted to see homelessness in public parks addressed. A complete list of comments provided is available in the Appendix.

Figure 2-17: Amenities Rated



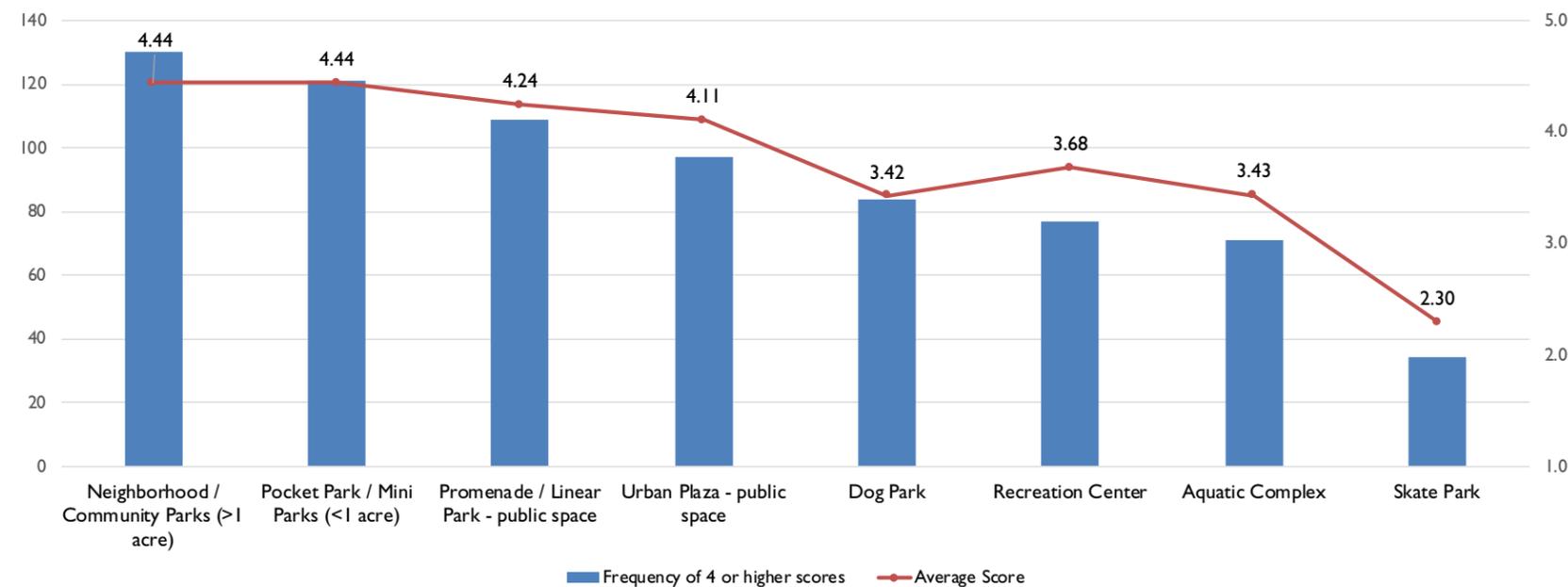
The frequency (bar graph in blue) is how often the category was given a score of 4 or higher, while the orange line shows the average score of each amenity. Sometimes there is a gap between frequency and average score, which suggests that while not everyone thinks a particular category is important, those that do, believe it is very important. For example, although picnic areas was ranked higher than non-programmed turf areas in frequency, the average score suggests that non-programmed turf areas was rated higher for many people.

Question 18: Please rate the public spaces listed below on a scale from 1 (Least Desirable) to 5 (Most Desirable).

The survey then asked respondents what type of parks, recreation facilities, and public spaces they believed would improve the College Area.

In order of most to least desirable, respondents were most interested in seeing new neighborhood/community parks, pocket parks/mini parks, promenades or linear parks, urban plazas, dog parks, recreation centers, aquatic complexes, and then skate parks.

Figure 2-18: New Parks Rated



The frequency (bar graph in blue) is how often the category was given a score of 4 or higher, while the orange line shows the average score of each amenity. Sometimes there is a gap between frequency and average score, which suggests that while not everyone thinks a particular category is important, those that do, believe it is very important. For example, although dog park was ranked higher than recreation center in frequency, the average score suggests that recreation center was rated higher for many people.

Question 19: Do you feel the following parks and recreation strategies should be included in the College Area Community Plan? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Respondents were then asked to rate a variety of potential parks and recreation strategies. The strategies were all well-received with strong average support levels over 4.2.

Respondents almost unanimously agreed or strongly agreed with the strategy Access to Parks and 96 percent of them rated this strategy a 4 or higher. Existing Parks, the strategy that proposed upgrading existing park space in the community, was rated a 4 or higher by 97 percent of respondents. Public/Private Opportunities received scores of 4 or higher by 91 percent of respondents. Smaller Park Site, a strategy that proposed acquiring small sites to build mini parks, pocket parks, and plazas received an average score of 4.3, and 87 percent of respondents gave this strategy a score of 4 or 5. Joint-Use Facilities, which proposed “maintaining and expanding joint-use park opportunities with the San Diego Unified School District,” received scores of 4 or 5 from 85 percent of respondents.

Figure 2-19: Parks Strategies

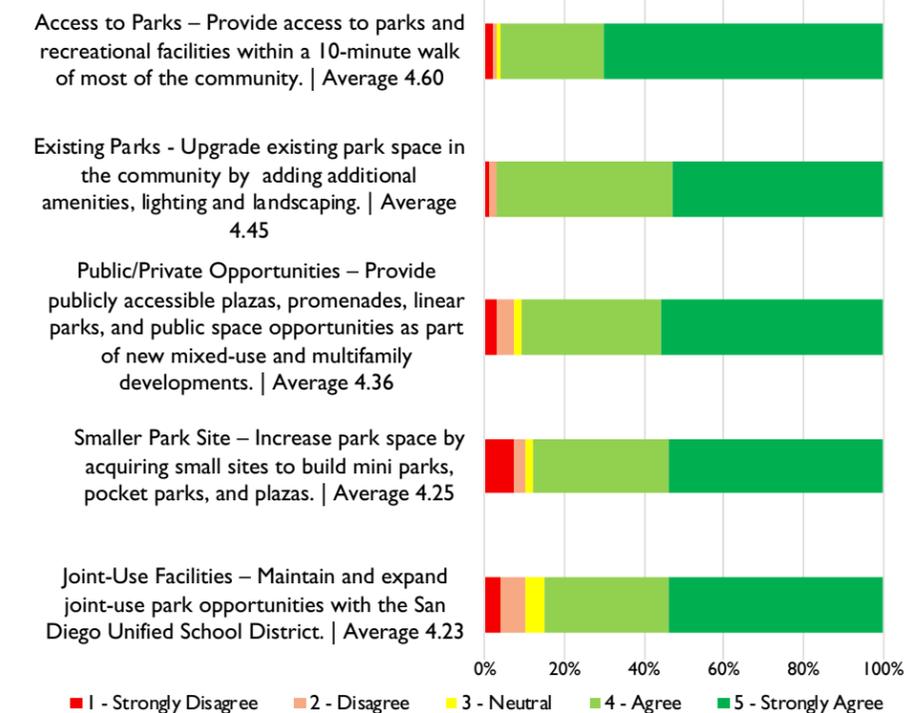
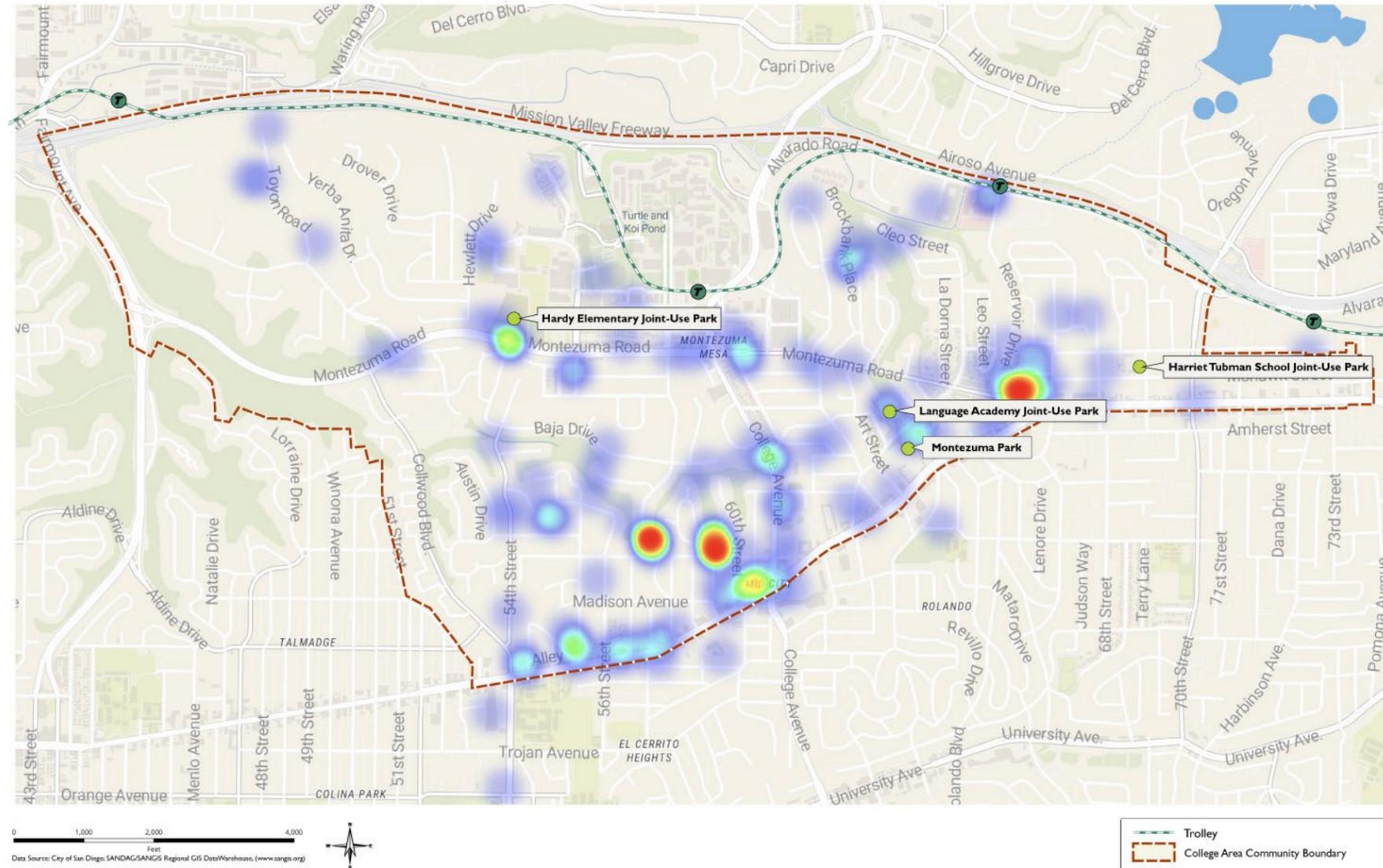


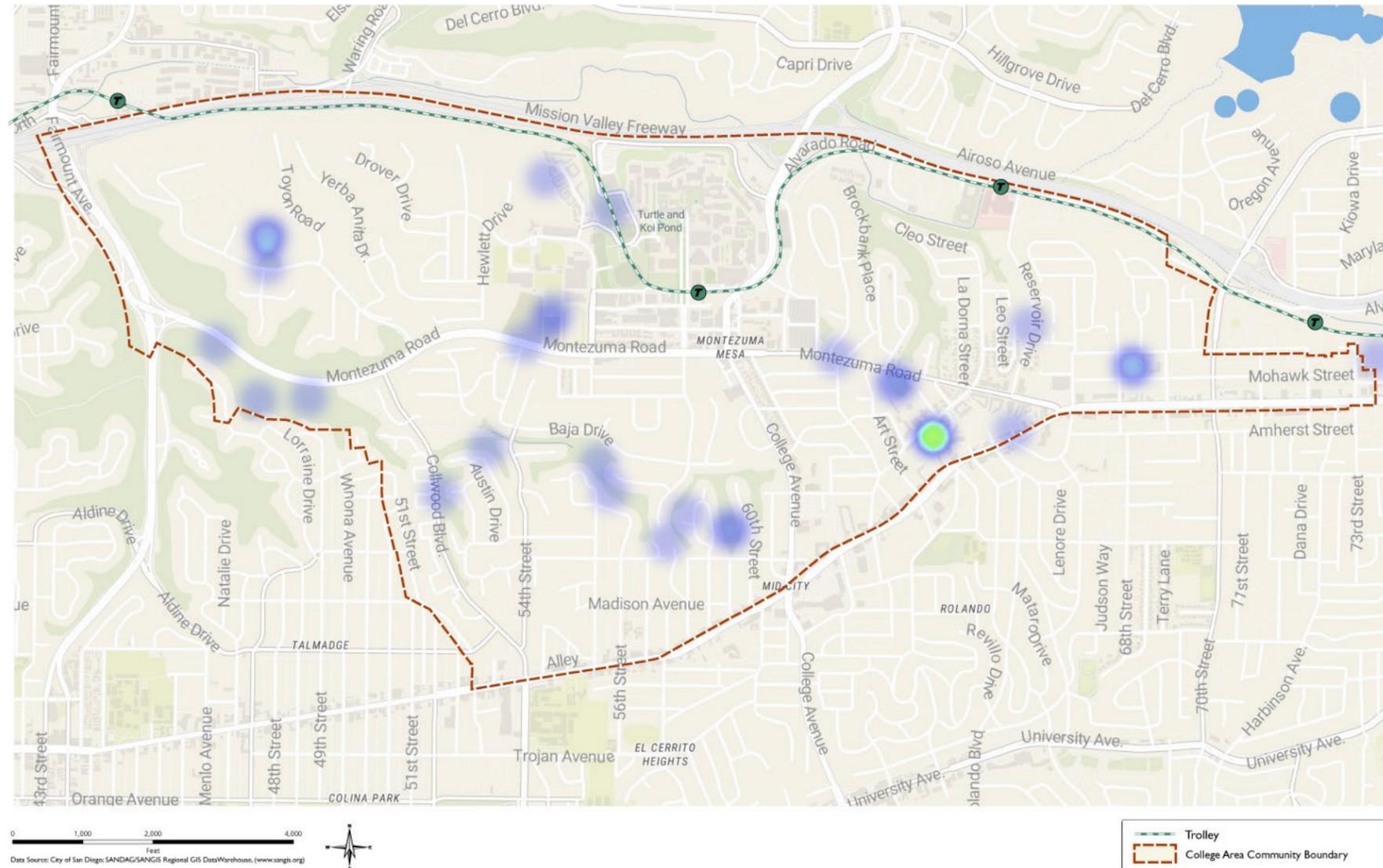
Figure 2-20: New Parks Map



Respondents were also asked to place pins on the map where they would like to see the types of new public spaces listed in question 18. In total, respondents placed 143 pins throughout College Area. Public spaces – urban plazas and promenades/linear parks – were concentrated along the main corridors of El Cajon Boulevard between College Avenue and 54th Street, and the intersections of Montezuma Road and College Avenue, and College Avenue and El Cajon. Pins for neighborhood parks and pocket parks were mostly clustered in the residential area south of Montezuma Road and above El Cajon Boulevard, with a cluster in the east of the Planning Area just north of where Montezuma Road and El Cajon Boulevard intersect. Other suggestions for public spaces included walking trails in the canyons, a public garden, and a community center.

Respondents were asked to pin on the map where they would like to see a variety of new parks and recreation facilities and/or public spaces, including: neighborhood/community parks (<1 acre), pocket parks/mini parks, promenade/linear park, urban plaza, dog park, recreation center, aquatic complex, and skate park. The results have been combined in this map. Brighter colors indicate more pins.

Figure 2-21: Open Space Preservation Map



Respondents were asked to pin on the map where they would like to see open space preserved or existing spaces be improved. Brighter colors indicate more pins.

Question 20: Please identify which open spaces should be protected, or where existing spaces should be improved.

Respondents placed 30 pins indicating where they would like to see open space protected or improved. These pins corresponded with the canyons along Baha Drive and Montezuma Road, as well as south of Mission Valley Freeway. Some respondents also pinned a patch of open space on the western border on the SDSU campus, next to Hardy Elementary.

Finally, when asked to elaborate on any other thoughts about parks and recreation in College Area, respondents indicated strong desire across the board to see more parks and open space in the community. Other comments mentioned: sustainability in park design, i.e. utilizing native plantings; desire to see a recreation or swimming center in the southern portion of the Planning Area near El Cerrito; more dog parks; better lighting and increased maintenance at existing public parks. A complete list of comments provided is available in the Appendix.

MOBILITY

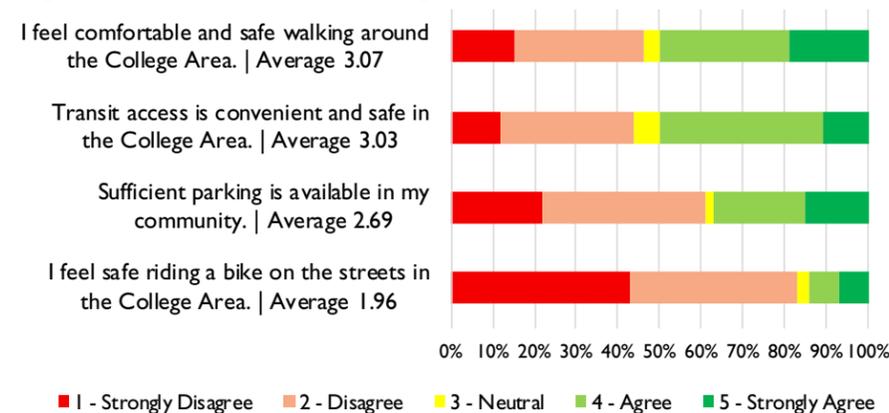
This eighth section of the survey asked respondents about mobility. The Mobility Element of the Community Plan Update addresses the need for diverse transportation options, including active transportation, that promote an inclusive, connected community and links to regional employment centers. Survey respondents were also informed that active transportation, which includes walking, biking and taking transit, is emphasized to help reduce greenhouse gas emissions and develop a balanced, efficient transportation system that reduces travel time.

Question 21: How do you feel about your ability to get to places within the College Area? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

When respondents were asked to rate how satisfied they felt with existing mobility options and convenience in the College Area, many indicated that they were dissatisfied with a lack of safety and ability to get around. Average scores for this section ranged from 2 to 3.1.

In response to the statement “I feel comfortable and safe walking around the College Area,” 50 percent of respondents agreed or strongly agreed, and 46 percent disagreed or strongly disagreed. Fifty percent of respondents agreed or strongly agreed with the statement “transit access is convenient and safe in the College Area,” while 44 percent disagreed or strongly disagreed. Thirty seven percent of respondents felt that sufficient parking was available in their neighborhood and gave that statement a score of 4 or higher, while 61 percent scored the statement a 2 or lower. Eighty three percent of respondents disagreed or strongly disagreed with the statement “I feel safe riding a bike in College Area.”

Figure 2-22: Mobility Existing

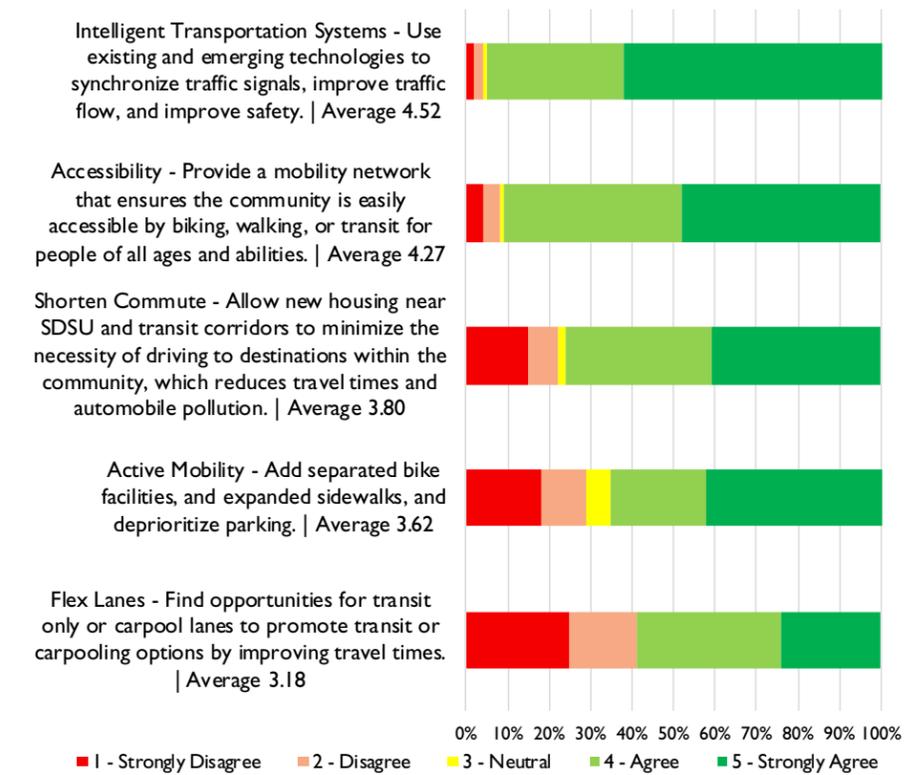


Question 22: Do you feel the following mobility strategies should be included in the College Area Community Plan? Please rate the following from 1 (strongly disagree) to 5 (strongly agree).

Then, respondents were asked to rate some potential mobility strategies that could be included in the Community Plan Update.

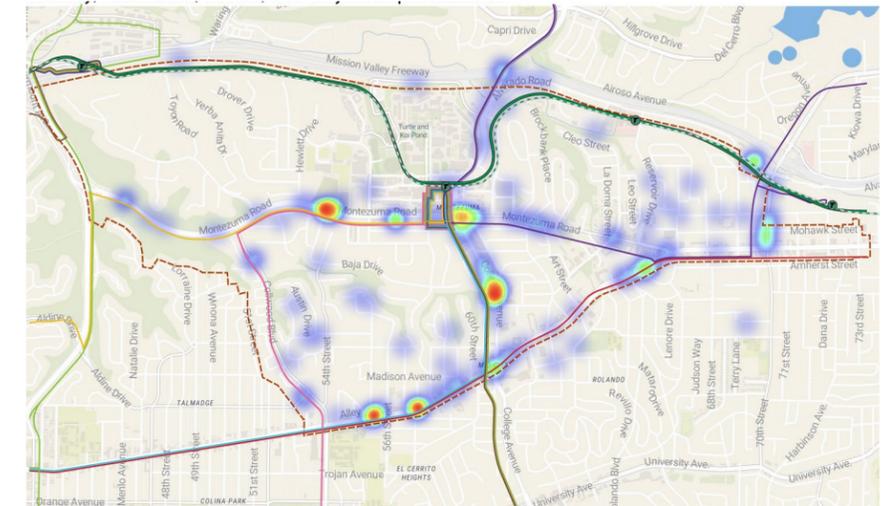
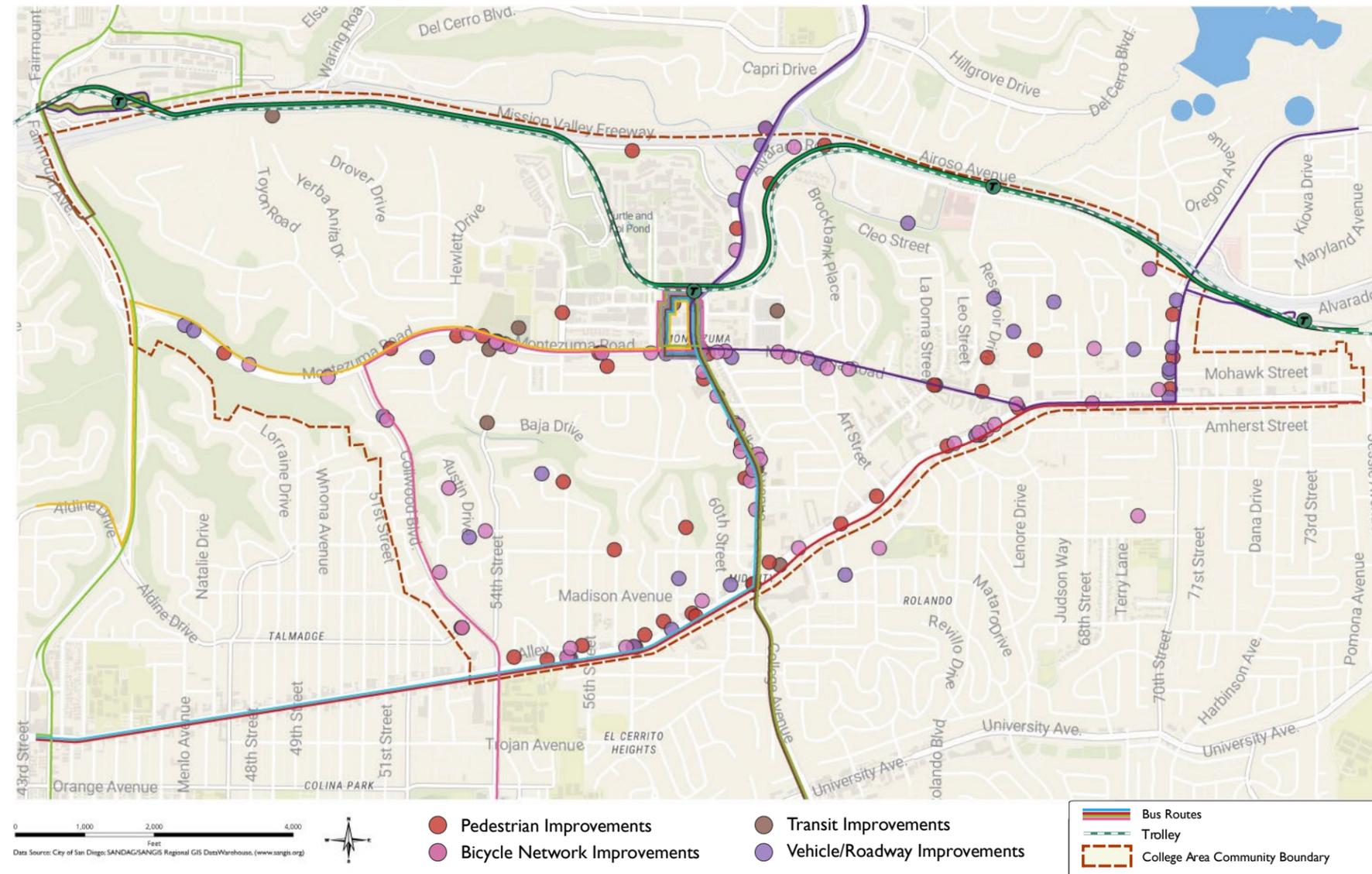
Respondents were in close to unanimous agreement with the strategy Intelligent Transportation Signals, which proposes to “use existing and emerging technologies to synchronize traffic signals, improve traffic flow, and improve safety;” 96 percent of respondents scored this strategy a 4 or higher. Accessibility, or providing “a mobility network that ensures the community is easily accessible by biking, walking, or transit for people of all ages and abilities,” received the next highest support, with 91 percent of respondents giving this strategy a score of 4 or higher. Shorten Commute, a strategy that would “allow new housing near SDSU and transit corridors to minimize the necessity of driving to destinations within the community, which reduces travel times and automobile pollution,” received a score of 4 or 5 from 76 percent of respondents. Active Mobility received scores of 4 or 5 from 66 percent of respondents, and Flex Lanes received mixed support, with 59 percent giving this strategy a score of 4 or higher and 41 percent giving it a score of 2 or lower.

Figure 2-23: Mobility Strategies



Respondents were then given an open comment space to elaborate on any thoughts they had regarding mobility in the College Area Community Plan. Commenters wanted to see a higher quality of mobility improvement projects and more convenient transit options; many commenters mentioned the need for safer bike lanes and pedestrian exchanges, particularly along Montezuma Road. Comments also mentioned the need to provide sufficient student parking; repairing roads in poor conditions; feeling unsafe walking on sidewalks with poor lighting; the need to consider impacts of the pandemic and how it has changed mobility patterns; trying a neighborhood mini-bus program; and frustration with the current safety conditions and congestion where Montezuma and Fairfield intersect to merge onto I-8. A complete list of comments provided is available in the Appendix.

Figure 2-24: Mobility Improvements Map



Question 23: We would like to know how it could be easier for you to get around the community and access all of the places that you want and need to go.

Respondents were then shown a map with current and planned mobility options and asked to pin where they would like to see pedestrian, vehicle/roadway, bicycle, and transit improvements, as well as to comment on the improvements they would like to see.

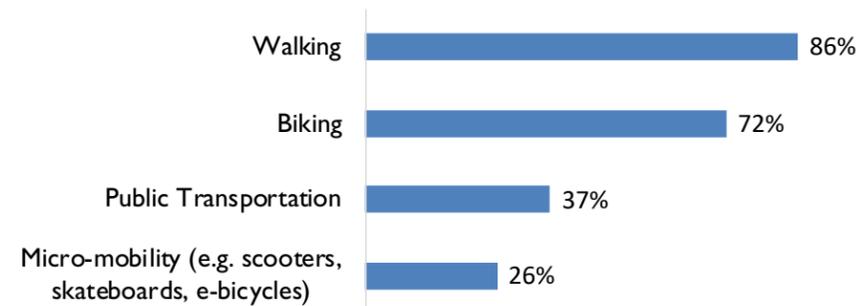
Pins were clustered along El Cajon Boulevard, Montezuma Road, College Avenue, and 70th Street. Comments mentioned: improving west-bound flow on Montezuma Road for both cars and bicycles; separated bike lanes on Collwood Boulevard, Montezuma Road, College Avenue, El Cajon Boulevard, and throughout the whole area; repairing potholes on Collier and 59th Street; more safe sidewalks and pedestrian crossings for residents of all ages, particularly at Collwood and Monroe, 54th Street, eastern Montezuma, northbound 70th Street, Alvarado Road, and El Cajon Boulevard; congestion near the SDSU campus; a dedicated bus lane on El Cajon Boulevard; desire to see lower speeds and consistent sidewalks on East Montezuma Road; and adding a stop light or 4-way stop sign for the intersection of Saranac and 70th Street.

Respondents were asked to identify on the map where they would like to see mobility improvements. They were able to pin pedestrian improvements, bicycle network improvements, transit improvements, and vehicle/roadway improvements. The maps above show this data consolidated into heat maps and individual pins for each feature.

Question 24: If safety and comfort were not an issue, what other modes of transportation other than automobile would you be interested in using for travel? (Choose all that apply).

Respondents were presented options of public transportation, micro-mobility (i.e. scooters, skateboards, e-bicycles), biking, and walking. Of the 168 respondents who answered this question, 86 percent stated that they would be interested in walking more, 72 percent wished that biking was easier, 37 percent selected public transportation, and 26 percent were interested in using micro-mobility options. A few respondents provided the trolley as another mode that they would like to use.

Figure 2-25: Mobility Choices



OTHER

To conclude the survey, respondents were given an open comment space and then were asked about their demographic information. This section was provided to give more insight into who took the survey, and also to get more information about equity issues that might be faced in the community.

Question 25: What else should we keep in mind when planning for the future of the College Area? If you have additional priorities that should be considered for the community, please share your thoughts below.

Sixty four respondents answered this question. The comments covered a wide array of topics, but the main themes were planning for student housing in a way that integrated better with the surrounding residential areas – commenters were unhappy about mini-dorms and did not wish to see any more development of that type. Lots of comments spoke about the desire to see College Area have a family-friendly neighborhood character, with lots of parks, trees, and open space, and gathering places that residents can walk to. Some comments spoke about the importance of maintaining mobility access, whether that was for cars, bicycles, or transit. The other subject that was mentioned frequently was fostering a more reciprocal relationship between SDSU and College Area, working to build community partnerships.

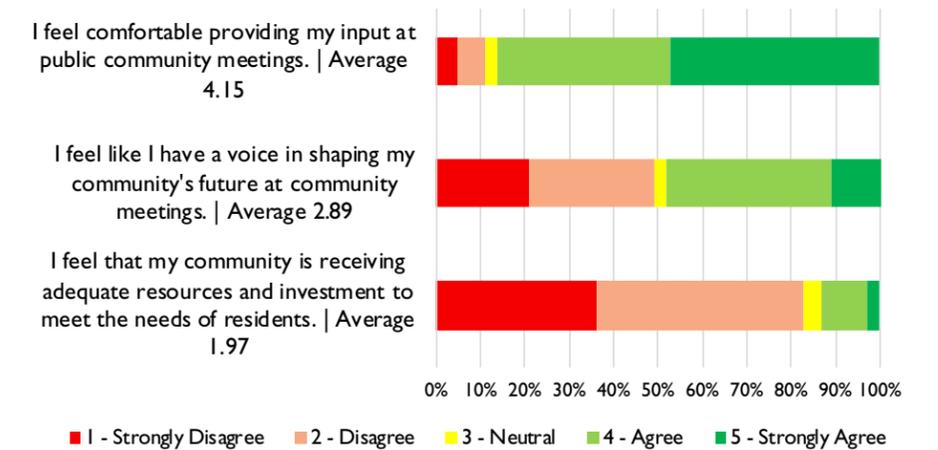
Question 26: We want to know how you feel about equity and your ability to make change in your community? Rate the following from 1 (strongly disagree) to 5 (strongly agree).

This question was the first in the demographic information section. Respondents had mixed opinions about the statements presented.

The majority of respondents felt comfortable providing input at public community meetings, with 86 percent saying that they agreed or strongly agreed with that statement. In response to the statement “I feel like I have a voice in shaping my community’s future at community meetings,” however, 49 percent agreed or strongly agreed, and 49 percent disagreed or strongly disagreed. At 83 percent, the majority of respondents either disagreed or strongly disagreed with the statement “I feel that my community is receiving adequate resources and investment to meet the needs of residents.”

Respondents who identified as having higher incomes, being older than 30, or white were most likely to feel comfortable providing input at community meetings. In the comments section asking respondents to share any thoughts about the set of statements, some commenters mentioned that community meetings are often disproportionately representative of older residents and homeowners and it can be intimidating for younger community members and renters to share their input. Some comments praised the convenience of online meetings and hoped to see those continued after the pandemic. Throughout the survey, respondents mentioned past times that they had made a complaint to the City – particularly in regards to mobility – that they did not think had been adequately addressed, and this may lead to feeling as though their voices are not heard. A complete list of comments provided is available in the Appendix.

Figure 2-26: Equity

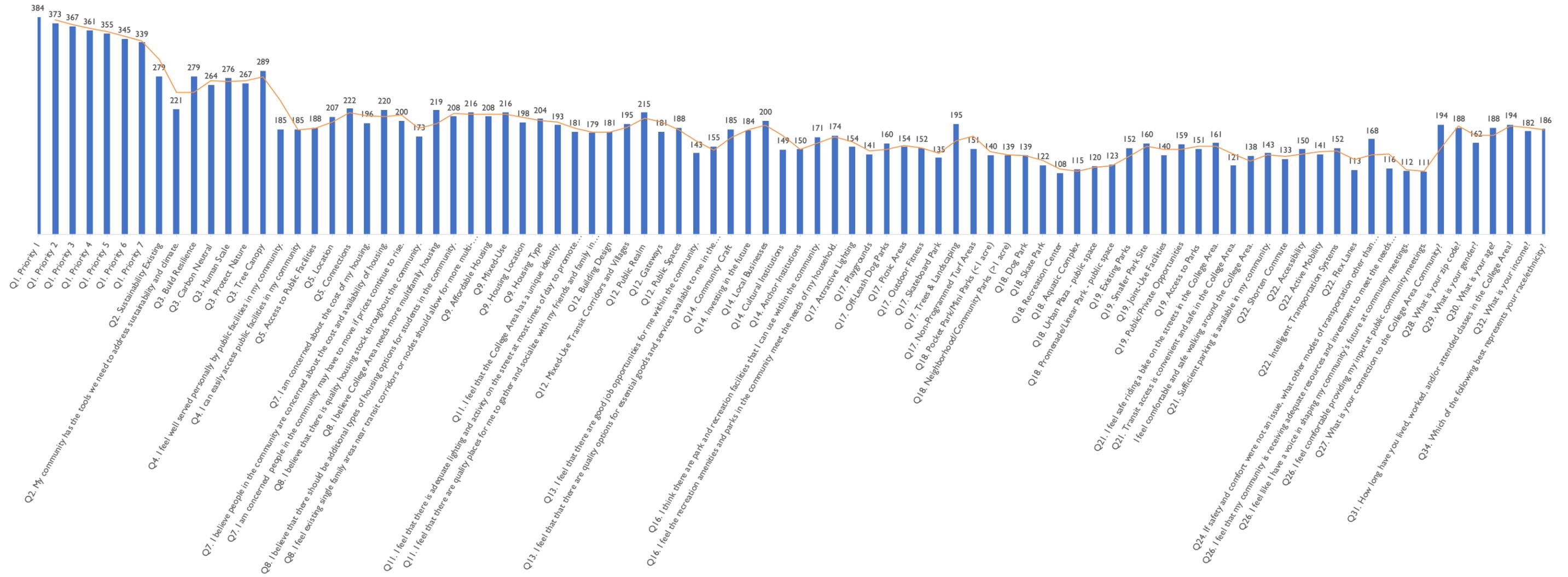


2.2 Next Steps

Responses from this online survey and input from other community outreach activities will help inform the development of alternatives for the College Area Community Plan Update. Alternatives will represent ways in which the overall development of the College Area Community could be improved and projected growth accommodated over the next 20 years.

3. APPENDIX

Figure 3-1: Responses per Multiple Choice Question



OPEN-ENDED RESPONSES

I. Please elaborate on any thoughts you have regarding sustainability and climate change in the College Area:

- A well supported tree canopy and stormwater capture swales doubling as traffic calming systems are the most important needs in the college area. Bioswales as above would be ideal for supporting more shade trees and capturing sporadic stormwater.
- We need TREES and open green space, not just wider sidewalks
- Talking about climate change and sustainability has been going on for the past 30-40 years, what is needed now is measurable movement and investment. Less talk more action steady progress it does not have to be monumental at first.
- Those bus stops that have no cut outs and halt all traffic behind buses stopped for passengers is ridiculous. Must have been designed by the bike coalition. private vehicles and public transportation must co-exist. The waste of money spent on those new transit stops that totally impede traffic is unacceptable.
- tree canopy should be sustainable, drought tolerant, and fire safe
- All of the above are critical to helping to control climate change, however, it must be balanced with other factors that make the College Area a place people want to live. It won't be done overnight but in stages. Other areas that are also important, such as business, jobs and housing are also greatly needed to improve the livability of the College area.
- look at all large projects being planned in the area. We are a small neighborhood. Traffic can become an issue
- More trees. More solar panels
- College Area needs to be "greened" by adding and protecting trees and tree canopies in all open spaces, including medians, parkways, parking lots, etc.
- The same walking distances elsewhere would seem reasonable, it all depends how enjoyable/accessible/safe ppl feel moving around not in their cars.
- keeping the greenery that is in the Alverado area specifically will impact climate and air quality because of its proximity to the highway. This also serves as beautification of the area which should impact it economically as well.
- Create "safe" walkable areas so the students feel comfortable walking to class and back without homeless people approaching them or using the areas the students walk for bathrooms!
- With SDSU in our community there are a lot of resources we can tap for ideas on how to make this happen.
- "Develop a pathway to carbon neutral" sounds nice but is completely undefined and seems designed to get a positive response with no understanding of what a pathway to carbon neutral means.
- The primary thing I would love to see for this area is for it to become more walkable. We have the gift of a largely flat area, with many retail areas mixed in amongst the residential. To traverse many of these areas, you have to walk on busy streets - most with traffic moving faster than 50 MPH...that's like deciding to take a stroll on the highway! We have college students - some who don't have a car - who don't leave campus because it's not an easy/safe stroll...we can do better!!
- Convert multi lane streets to lesser lanes to allow more outdoor Restaurant seating, bike paths, vertical back-in parking. TREES TREES TREES
- Would love to see El Cajon Blvd be more walkable, with more trees, safer walking areas, etc.
- too many constraints already
- All of these also benefit property values and economic prosperity
- Keep the trees. Do not plan tall structures in residential neighborhoods which are increasingly using solar on their roofs and which will be negatively impacted by the shadows of tall buildings!
- Some areas are walkable within communities but ECB and Montezuma are more difficult.
- In addition to the issue of sustainability is the issue of trash in our neighborhood. That needs to be remediated.
- This is a critical area in which to focus sustainability based upon a great geography and the opportunity to leverage the University and education of the entire student / faculty community.
- I would also like to see a stronger presence of solar and charging stations for electric cars in our area.
- Creating sustainability also creates a more desirable living space, which also brings about better economics for local businesses. It is very important for many reasons.
- As housing density increases in this area, walkability, bike-ability and reliable, safe public transit are important factors in improving quality of life for residents!
- We need significantly more parks and open spaces in this area. It would be great to incorporate native plants and eco-friendly design wherever possible. More protected bike lanes, especially to and from campus, and more sidewalks. Too many neighborhoods around here don't even have sidewalks.
- The area needs more developed trees which will take time.
- We need spaces where people from the community can gather and socialize. These spaces can be built with green and sustainable practices.
- Try to implement it in new construction and upgraded buildings, etc ... but do not force people to retrofit their homes and buildings, some of which are nearing 100 years old in this neighborhood. Do not force people out of their cars and onto dangerous and filthy public transportation. Do not STEAL my tax money paid in gas taxes, etc to put in dangerous and underutilized bike lanes for the elitists who want a place to ride their multi thousand dollar bike for recreation.
- With so many canyons, fire mitigation must be a factor in open space and landscape planning in College Area. Open space and vegetation are critical to a high quality of life, but the city should also help us manage our areas in a way that allows for quick fire response and evacuation.
- Trees & walkable neighborhood are the priority
- We should encourage recycling by having collection increased to weekly versus biweekly. We should also include composting bins and resources to mitigate trash and landfill.

- *Very on board with creating a more walkable community. I would love to bike and walk to run errands or go to the park. College and Montezuma are incredibly dangerous streets for walking.*
- *After COVID, we should keep outdoor seating - it makes our community vibrant. It would also be great to have dog parks and more natural places.*
- *I'd also like to have better smaller businesses open up.*
- We must provide an attractive green and sustainable environment if we want to attract a wide range of residents, home owners with children, retired people, students on a budget, as well as young business men and women. We want to keep them in the area. Keep them invested in their neighborhood. Help the students, business persons, as well as parents and grandparents to see that this is an area that will meet all of their needs. We already have the hospital, the university and freeway access as well as the transportation hub. We just need "homeless free" good quality parks (not shared space or pocket type) green space, as well as housing which does not favor one group over another to keep the balance of life styles in the area.
- There should be an emphasis on planting natives wherever possible, as these can survive with less water.
- Decrease traffic air pollution, noise, and improve speed control. For forty years, I have demanded the City of San Diego, Traffic staff change the "yield" sign at the corner of College Way and Estelle Street to a stop sign, but they refuse arguing such nonsense that "engineering warrants" do not support the change. Accidents and property damage continue with no sympathy.
- Recycle water!
- College area has no parks. It is very walkable and however our sidewalks are crumbling. Additionally the old palms provide no shade of the sidewalks. They need to be removed and a urban reforestation should be addressed to provide a canopy to shade the walk ways.
- My number one priority is to create more walkable and bike-able neighborhood. Denver, San Francisco all offer examples of strong bike paths and walkable communities where you can leave the car behind and work toward combatting climate change!
- More public EV charging stations
- This public facilities and parks and rec can go together into one utilizable category. Like using recycled water from plumbing to water the fields of a park while a man made river creates current flow to produce energy that also powers a water fountain where solar lights create additional safety and energy storage
- Housing Density + Mobility Density (walking, biking, transit) = Climate Justice.
- Add public free electric vehicle charging stations
- Incentivize cooperation and contribution from existing property owners.
- I am not confident that San Diego can achieve sustainability, nor get away from an auto-centric model.
- Continue to keep trees and beautification
- We definitely need MORE trees, more shade availability , enhances physical look of the area and also enhances the environment
- I would also emphasize the College Area as a destination. I believe there should be more events were streets are closed and folks are encouraged to ride bikes and walks. More street fairs, more music festivals and things like that. Street culture is important. Something like a "College Area Slow Roll" or something like that.
- Many trees have been cut down in the area. We need more green space for natural environment
- require native landscaping on all projects and at existing businesses. Tree canopy, not just the occasional tree, on all streets, including residential
- The bikeways that have been put in other communities are an utter disaster! They remove parking spaces, create driver confusion and do not encourage more biking. Absolute waste of money!
- Expand sidewalks on Montezuma, and create more roundabouts (especially on Saranac) that slow traffic and protect pedestrians.
- We need to create a green element to the commercial zones of our community
- More safe bike lanes and more bus routes please
- WALKABILITY
- I would like a continuous foot/bike path along the San Diego River from Mission Trails Regional Park all the way through the new west campus to the ocean
- While generally speaking, I support all of these proposals for Sustainability and Climate, some of the questions would be: are these ideas "pie in the sky," or are they realistic and practical? What, if any, costs will residents incur? Will residents incur any hardships due to the implementation of these goals, and what will they be? What options are there for residents to take that would make such endeavors available at no cost to them? Keep in mind that many residents are retirees and long-time residents of this community. I am all in favor of improving the neighborhood, but with an emphasis of those who live here, and it must be cost-conscious.
- Stop with all the damn bike lanes that are barely used and make the streets narrower and less safe.
- I am wondering what is being done to eliminate heat island effect. With SDSU being greatly impacted with todays generation being heavily reliable of automobile, is SDSU as well as the city leading by example to create green infrastructure to mitigate the problem.
- Include standards for energy efficient building design and more non-automobile transportation options.
- Using round about that is green vegetation and not concrete. Convert the ugly heat island concrete ones to green vegetation
- Need to extend bike lane on College from El Cajon to Montezuma
- More trees! Very important!
- Trees destroy sidewalks and stop mobility, plus they litter and create walking problems. We need to be much smarter with species
- thanks for asking
- We can't start over and rebuild the whole neighborhood. This is why I'm a 3 on Human Scale. It's a good idea for new buildings.

- Quality of life, trees, open spaces, walkable, carbon neutral etc are top priorities
- The language used In this survey is designed to Elicit
- Climate change is the most important challenge we face, and there is no better way to impact this by doing so in our own neighborhood. From the planting of more trees, to sustainable materials used in our buildings and renewable energy added to the roofs of our residential, commercial, educational and government buildings, we have many opportunities to make a difference.
- Protected bike lanes and sidewalks to encourage non-motorized transportation. Street trees, access to open space for trails and recreation (also to deter homeless encampments) .
 - Sidewalk down Montezuma to Fairmont.
- I feel we are at the mercy of the rest of the world considering climate is global, not sure how we can make an impact being such a small part of the ecosystem.
- We need outdoor areas available for adults. Piped in classical music would make areas conducive for use by long term residents.
- bioswales are already part of california law. Why do additional regulations need to be included in the community plan?
- One of the biggest problems specific to this area is trash/water quality/ stormwater runoff. So much waste dumped in parking lots and roadside by businesses and individuals, especially along the El Canjon Blvd. corridor. Also lack of natural resources, park land and playgrounds. Erosion along Collwood Blvd. and adjacent canyons.
- Mobility and transport will address many of these issues. Would use team more if it wasn't more expensive than a driving and had more trips per day.
- My concern with the canopy is fire danger in our drought riddled region. I remember with fire bouncing neighborhoods from tree to tree. We don't get the big rains here. Grow them up to create tinder?
- I think it is a fantasy to think that any area of the city can or will become a self contained area. Many people change jobs without

moving their residence location or change their living location without changing jobs. Many people want to use their cars for job commuting, shopping, traveling to different parts of the city. They do not want the inconvenience of our current public transit system.

- STREET trees required for every new and updated building and new business.
- Attacking autos is the wrong thing to do. People's time is valuable and waiting in traffic is a terrible waste of time. We don't have much storm water so spending money on it is a waste of resources.
- More trees are needed. There are many areas throughout the community and city as a whole where trees could be planted. It's a small investment now for great lasting benefits.
- Projects that implement sustainability and climate change initiatives will also affect projects in the other categories. Since climate change is such an important and encompassing issue, start with this first so that these values become a part of any project done for any of the other categories.
- We need to bury power lines that are in the canyons to avoid fire danger.
- More trees!
- I don't think these are appropriate areas for government to control.
- Tree canopy should be expanded because of local beauty and comfort.
- Stormwater should run to the ocean, as it does without our help.
- Nothing we do will affect global sustainability. Local sustainability would be improved if there were less hurdles to development, and reduced taxpayer funding to SDSU.

2. Please elaborate on any thoughts you have regarding public facilities in the College Area:

- In east college area, the library is great and Tubman park great but we need many more shade trees if we are expected to walk to or in the business district or to public facilities and transit. Montezuma Park lacks any amenities.

- LIBRARY GROUPS MEETING IN THE LIBRARY ARE DISPLACED BY KIDS' HOURS' IN THE PUBLIC ROOMS. BETTER PLANNING OF ROOM ALLOTMENTS ARE NEEDED FOR CONTINUED USE OF LIBRARY OFFICIAL GROUPS. LARGER MEETING ROOMS SHOULD BE IN REDESIGN OF LIBRARY, PERHAPS EXTENDING NEW UNITS BUILT OUT ONTO PATIO. ALSO A LARGE PATIO UMBRELLA COULD SERVE ON PATIO WITH CHAIRS FOR SMALL GROUPS. LIBRARY DIRECTOR NEEDS TO BE OUT FRONT, SOME, TO WELCOME
- When I think public facilities I think downtown, civic center, courts, transportation terminals, port authority, main library, not necessarily College Area. One library, a fire station, no police station, no designated community center, no town center, no Central Park/square. If you want a feeling that you have access to public facilities you need a long bus ride.
- Would love to see the trolley run along el cajon blvd from balboa park to la mesa.
- We don't need to lose traffic lanes to bikes and walking in areas more than a quarter mile from the college
- Without safe bike lanes many are less likely to ride bikes. It's also important as a driver that bike lanes be there with the college students using them for scooters, bikes or skateboards. Safer all around.
- Existing and recently-built public facilities are more than adequate.
- Fine that you are allowing the public to use facilities on and around the SDSU campus but nothing is mentioned about the serve homeless population that the students have to deal with on a daily basis.
- The area is already dense. Unless you attend SDSU it feels like there are no public places. Maybe a community center would be a good idea.
- Did you know it is impossible for SDSU students (all 35,000 of them) to mail a basic letter on campus? In the 80's, there was a small post office on campus but it was removed years and years ago. Up until this year, there was at least a mail box on campus but that was removed. 7-11 on College Avenue sold stamps, but they've been closed during renovations. For a major university in such a large city, it is wrong that the students don't have access to something as basic as mailing their election ballots

or a letter to their parents. The city depends economically on SDSU students and their families, yet they are often ignored when it comes to safety issues and basic public services.

- Public facilities should be located in proximity to the users in the College Area. The currently most deficient areas are not located along transportation and transit corridors. SDSU should be a contributor to public facilities as the student population contributes to the demand for public facilities, in particular parks and community spaces.
- If public facilities include the SDSU campus, public schools and transportation hubs, I agree this should be a priority.
- Montezuma needs to have a dedicated, physically separate bike lane.
- See my previous comment. There's no reason why this area shouldn't be more walkable!
- We need more bike lanes, as well as a way to make Montezuma safer for bikers
- Bike lanes should be prioritized considering the population of college students
- The Family Health Center is great on ECB but there is a transient homeless population that collect nearby and could use dedicated outreach and connection to services.
- We use the rolando library all the time, but are scared to use clay park because of the drugs and homelessness
- Would love to see more bike and walking paths around our community
- Compared to other neighborhoods, we do not have a lot of public facilities. We should have more.
- more bike lanes and better paved streets and sidewalks.
- I live in El Cerrito on the north side of El Cajon Blvd, and in my opinion, my section of El Cajon Blvd are industrial-type businesses that don't help to foster community type events. There's an empty lot on College that would be great as a mini-dog part or even a small park for kids to gather and play. Today, we don't have anything within walking distance of the neighborhood.

- A park where we could bring our dogs would be nice.
- Cars belong on roads, not bikes the bike lanes on Montezuma are rarely used and have caused a sickening backlog of traffic during rush hour. This has also increased the danger for motorists and bicyclists alike. Whomever approved this boondoggle should be jailed for squandering public funds and endangering the public.
- The library does not have a good collection of books to check out.
- I have traveled to and lived in several cities in California. Parks within walking distance, not within school or university grounds are a must for a well balanced neighborhood. Sacramento, with its American River bike way, is stunning. We have lake Murray, (not in the College Area but in Del Cerro and not easy to walk to.) We have Montezuma Park, (very small and used as a dog park most of the time) and Clay Park (playing field fenced off and homeless residence), and the Language Academy (not accessible most of the time with the parking lot used by student overflow parking) as well as Hardy Elementary which is on a very busy street and whose park is actually an off leash dog park for the West College Area residence. Our College Area and Rolando Library is the best thing going. We need a park that is large enough to house Tennis courts, playground and basketball court with picnic space and a place to fly a kite. The city may actually have to purchase land to do this. I suggest the SDSU foundation provide a large parcel on Reservoir drive near Alvarado Hosp. It is not huge, but it is close to public transportation and it is close to the freeway for easy access. 18 million is not a bad price. Keeping the homeless out will be a problem. One that the city needs to address.
- I completely oppose the City of San Diego's plan to increase building heights and to allow tiny little houses building on residential lots created for single family dwellings. I know for a fact that there is insufficient parking and the road systems are far too small for the massive increase being proposed for high density housing along traffic corridors.
- Have 2 way bike lanes without parking, limit street parking to the side of the street opposite bike lane.
 - *All our mail drop boxes have been removed, they need to be replaced.*
- We don't have any public facilities. We drive to other neighborhoods to swim and recreate.

- We have so many families and a park and rec facility would be greatly used. Our closest one is Colina del Sol, which we can not walk to from our neighborhood.
- If it were not for SDSU we would be lacking for community recreation and fitness opportunities. Use the pool, tennis courts and fields there. Would like a facility like Kroc Center or Copley YMCA
- We need more bike lanes and routes that do not utilize El Cajon blvd
- In addition to creating a environmental flow for students to navigate and people on bikes skateboards, or scooters, if there is a mission valley campus being created a studied bike path should be created from college area to the mission valley campus. Through innovative structuring and design of already existing habitat. Using safety features that include aspects of SDSU campus like , a coffee stand, a small "forest department" office for utility storage and maintenance request accessibility.
- If we did not have SDSU the neighborhood would be severely lacking in public facilities. We use their pool and tennis courts and athletic open space. The El Cerrito area could use public facilities
- Option to choose between nearby public schools. We are assigned public schools that are
- Low ranked however if we were to live a street over we would be assigned high rated schools.
- Within a certain geographic distance the resident should Be able To choose which school to enroll Child to
- I would walk to more places if I felt safer. Please address the homeless issues.
- Some of the streets in the College/Rolando area are in deplorable condition! Before you do something new, you better fix what is already here!
- Don't change things that work add more public transportation
- I feel we have a good amount of bike lanes and easy to access libraries ...recently had nice upgrade to Harriet Tubman school (mixed field use).....do feel we need more street lights fit better and safer night

access

- One way roadways, eliminate two lane in each direction roads to allow for bike paths. Walking routes with benches and tree cover, water fountains and trash recepticals
- No more ridiculous bike lanes.
- Biking in SD is dangerous biking on Montezuma is treacherous.
- Make any area easily accessible to all.
- Only invest in things that will be used by a majority of the people. Libraries are I hate to say not one of them.
- We should slow traffic and create a walkable commercial zone on ECB.
- there are no safe bike lanes for crossing the 8 freeway
- More safe bike lanes and more bus routes
- I am not clear on what you mean by public facilities. Give concrete examples. I don't want homeless shelters and soup kitchens in the area.
- I love the public library and its location. I don't like the fact that the homeless camp out there at night and next door in the vacant lot which used to be a church. I would like to see services that are widely used by residents, but located only in downtown or 10+ miles away have facilities in our area. They should be located in areas which are safe to walk and drive to as well. I don't have any specific service in mind, other than a police substation would be good.
- There needs to be a more robust walking/biking police presence in this area as crime, drug use and homeless issues are severe and causing me to look at leaving the state.
- I believe it is important to keep in mind the schedule of a college student. With trying to balance school and work, most of their study time comes later in the night where public facilities are closed and the only available areas to go to are coffee shops or on SDSU campus.
- The College Area is small, and beyond basic maintenance, there are few additional public facility needs.
- We need sidewalks with graded corners in our neighborhoods and bike

lanes where cars are not parked and blocking the pathway

- Need to get a deal with SDSU to make use of the library and other facilities fully possible to the surrounding neighborhoods.
- paraphrase Mark Twain] Buy don't we have enough nuts on our side and ain't that a majority in every group?"
- I am a big public library person. I use the library a lot. However, I drive to La Mesa and use their library. I find them easy to use and they manage the variety of citizen using the library well. Yes, there are homeless people but it seems to work out. The last time I went to the Rolando Library it stunk from the moment I entered. The building had been taken over by homeless people and all of their belongings too. I made it a quick trip and felt sorry for the library staff. I have not been back.
- Need more park space for the kids in the area other than school playgrounds.
- Love to walk and bike.
- The College Area is in dire need of community parks and restrooms at existing parks.
- It is unsafe to bike down El Cajon Blvd. The Planners must review Vision Zero (<https://www.sandiego.gov/vision-zero>) and incorporate this into our plan.
- Need actual bike lanes (especially Montezuma from College to 55th and Alvarado RD) NOT sharrows. Separated would be even better.
- Staying away from them for now due to Covid. Lots of homeless people at the parks.
- Open the public libraries one night a week for working residents. Close one day a week for use by seniors.
- Bookmobile one day a month in residential zones.
- Pretty much only use the library, which has been a good resource, though parking is limited.
- I have not used a public facility in many years but the library and other should be easily accessible by bike and bus.

- The stupid bike path down Fairmount is dangerous and not thought out. It's rarely used and it's a waste of resources
- Safer Bike Lanes to Public Facilities (especially along Montezuma Rd and El Cajon Blvd
- We don't have many, we don't need more. We can already walk and bike to them.
- I love the College Area library but the surrounding area near it is a mess and is a deterrent for its use and appreciation.
- I work at SDSU, so my use of public facilities is different from someone who lives in the area, but the facilities I use need to be convenient to get to from campus.
- We need more resources south of El Cajon for families including housing, and community centers. Traffic on El Cajon is dangerous for pedestrians.
- Rolando Library is fine, but SDSU libraries are practically inaccessible, as are the underutilized gym and swimming facilities.

3. Please elaborate on any thoughts you have regarding housing issues in your community:

- There needs to be more mixed housing and retail near the main transit hubs and corridors
- People who are here and own their homes are ok. It is renters or buyers who want to move in who are of concern, although this neighborhood is more affordable than much of San Diego.
- new multifamily mixed use on major corridors must be designed for more than students. Student oriented apartments which is virtually all the current new building must be constrained to make more room for traditional type apartments or condos serving non-student populations especially attractive to SDSU faculty and staff, very different design from what is currently being build exclusively
- HOME OWNERS DO NOT WANT MORE HOUSING IN CONVERTED UNITS IN THE COLLEGE AREA; OWNERS BOUGHT HOMES IN WHICH TO LIVE, NOT TRYING TO DEFEND THEIR PROPERTY BY STUDENTS WHO LITTER AND DAMAGE

OWNERSZ' PROPERTY. THIS OWNER TENDS TO REALIZE THERE IS A BIG PUSH FOR HOUSING IN THIS LIMITED AREA WHEN COMMERCIAL AREAS SERVE STUDENTS' NEEDS MORE.

- While I feel that the housing stock is affordable that could change without careful consideration in how we develop much needed multi family housing. There needs to be a broad mix of personal economies allowing a greater diversity in our members and therefore a more stable community. All communities have a population tipping point where as you won't be able to house relative to pure numbers, that is why you want to be completely diverse at the end point and not stratified.
- I believe more duplexes and granny apartments should be encouraged in the neighborhood to add additional affordable units. granny units in particular should be added with minimal planning fees so that current homeowners can add units at an affordable price to help provide needed revenue to senior who may otherwise have to give up their homes due to skyrocketing fixed expenses. Also seniors should have the option to request a waiver on all bond issues attached to their property taxes, I will no longer vote for any bond issue that doesn't have the option of a senior waiver that can be applied for...
- Traffic needs to be considered before more housing is built in the College Area.
- College Area is over-run with college student min-dorm houses, which are owned by investors who don't live here. Investor groups are buying up properties so that single families cannot afford to counter-offer on houses. This has happened several times to my husband and me this past year, and we contribute to this community, work and live here. We cannot afford to buy a house when investors overbid on houses, and then turn nice family houses into loud mini-dorms for students -- and the investors charge high amounts in rent to the students. This is pushing out local residents who want to walk to work, and that's a part of sustainability for San Diego (i.e. allowing people to walk to work) -- but if people can't afford to buy homes close to work, the sustainability goals are a joke as people commuting by car to work daily adds up and it's time-consuming so less quality of life for families in San Diego.
- Too many single-family houses are being bought by developers and landlords who are building massive ADU's. These starter homes are no longer desirable to families and are completely altering the community.

ADU's are not a long-term solution to the housing crisis. We need to build NEW housing for students. There are not enough single-family homes as it is, we should not be ruining them for the next generation of home-buyers.

- Existing neighborhoods like CVE and other similar neighborhoods are losing their appeal for several reasons and this is a concern. Living near the college, when a house is up for sale big corps out bid families and we are left with student mini dorms. These are not granny flats but full homes built on the lots next to the existing home. The balance of family home owners that keep up their property and those mini dorms where students don't always take care of trash or the property they live in is getting out of balance. This creates less desire for families to want to invest in neighborhoods or can't compete with the corps. Changing to a transient population will change everything and not for the better. The demands and needs will look very different and those that will take the time to fill out a survey will dwindle.
- There is a lot of housing but the streets aren't wide enough to handle more traffic
- More parking is needed when multi-family dwellings are built. Green belts and solar panels should be included.
- College Area Planning Board (or the like) need to ensure that "extra bedrooms" and "no parking" stop sneaking through the plans the approve.
- Please stop converting our single family homes to condos and mini-dorms, it is causing so many parking, trash and noise issues along with destroying the family community.
 - *Please instill the number of parking spot requirements per house and stop "garage to room" conversion. The house across the street from me is a three bedrooms house, but now has nine students living in it (they are living in the garage and living room). They have nine cars that continually take up all of the parking and are causing all kinds of noise and trash issues.*
 - *One street from me developers are building apartments/condos in the backyard of two homes. They are providing almost no additional parking for them. The use of public transportation is nice in theory, but is not happening. Almost everyone still owns a car. Where are all of these people going to be parking?*
- There is plenty of housing available for students on campus, they only

want to live in our single-family areas to party

- Has anyone discuss the homeless population to consider any housing for them so they leave the SDSU campus area. I am out of state and pay ALOT of \$\$ to have my son attend SDSU only to hear that he cannot take a short cut through a parking garage and use the elevator near Villa Alvarado housing complex because of the homeless problem. They use the elevator for their bathroom! Ridiculous!
- need to stop the conversion of single family housing into multi-family units for SDSU rentals. Should have more apartment/student housing options near the trolley line but not in the single family zoned areas. Much of this can be accomplished through the conversion of Qualcomm stadium into SDSU housing and campus facilities. This should include a prohibition on converting single family homes into mini-dorms.
- There are a lot of students and elderly people in the College area who struggle financially. They need options to stay in the community they love but not with the price of adding so much multi family housing that the area becomes too dense. We also need open spaces.
- The existing single family homes in the College Area are a strong asset to the community. I would hate to see them removed in order to put up expensive apartment and condo complexes. There are areas on El Cajon Blvd/University Avenue that would be more ideal for multi family complexes without removing existing homes. Personally, there are a few student rental units in the community that are an embarrassment to the city. Some landlords charge high rents for pest and rodent infested homes. It gives our city a bad name to the many families who trust the school and city to watch over their kids. The student housing prices are not as bad as Westwood or Isla Vista, but it is getting to that level. But please don't destroy the beautiful atmosphere of the College Area just to put up a few apartment complexes. Have a better long-term plan.
- There is a misinformed belief that more housing will reduce the cost of housing. This theory of supply and demand has been disproven by numerous credible organizations including MIT, Forbes Magazine and the Embarcadero Institute. A good example is the new ADU laws. The ability to build ADUs has driven the value of single family homes up nearly 20% in one year in this neighborhood. Increased density does and is causing gentrification in this neighborhood and is taking home prices out of the much needed median range in this neighborhood.

- Looking at the map, the only open spaces are mostly on the west end. Most of that is canyon. Frankly, this area has little open space and could use much more. Adding housing, just continues to impact the fact we have little to no real open spaces making this a livable neighborhood.

I'm not a fan of mini-dorms in the middle of residential neighborhoods.

- I'd love to see some sort of accountability for landlords of single family rental units. If you walk through our area, when you see a run-down or not well maintained living property - chances are, it's a rental. While home owners have done a great job upkeeping this neighborhood and moving it forward, it seem the landlords who are out to squeeze top dollar out of college students are the ones dragging the neighborhood down. To be clear, I love the students and I love living near a vibrant campus. These kids shouldn't be paying top dollar to crowd into rundown properties.
- Student housing should be constructed ON campus, not in the residential areas.
- Student housing best in well designed units with noise buffers to residential community.
- Please don't create more mini-dorms
- College area single family neighborhoods have been relied upon by SDSU to house students. With ADUs now allowed in the neighborhoods, owners are being pushed out by developers who turn the neighborhoods into mini-dorms with tens of people living at each residence. There should be better, high density housing for students near the school, where they do not overflow into the existing single family neighborhoods.
- There should be protections against minidorms in single family housing.
- SDSU continues to expand its footprint with more dorms and housing options and I have no problem with the building of these units on the campus or on main transportation corridors (Montezuma, College, El Cajon Blvd.), but I believe the single family neighborhoods in the College Area should be reserved as single family neighborhoods and spared the noise, curfew and parking issues that go with mini-dorm creation and the erection of large "granny flats" which are actually mini-dorms. SDSU has ample land and the community has ample high

density corridors with transportation to accommodate student housing and higher density development for students. We do not need or want students disrupting single family neighborhoods.

- There are opportunities for multi-family housing along Montezuma
- Our limited parking is impacted by the increase of multiple family housing!
- I don't think pockets that are designated as single family dwellings and zoned as such should be rezoned for multi-family dwellings. Areas closer to main roads and public transport are more appropriate.
- Our neighborhood already has a wild variety of housing and housing prices - the problem is that many of the properties are not kept up properly by owners. Allowing multi-family housing without adequate parking will only impact single family homes and businesses in a negative way. Improving parks, facilities, transportation, and getting owners to maintain their properties will improve the overall living environment for all residents.
- End the mini dorms and investor owned air bnbs. We need more families in our neighbourhood. college students should only stay on campus. off campus housing should not be an option for students any more. Our neighbourhood is trash because of the parties and the students spread disease.
- Existing strip malls along El Cajon blvd. should be built out to be residential buildings on top and retail on the bottom. Current retail should be able to remain in their locations and apartments/condos should be built above. Also, there are quite a few vacant lots on El Cajon that can and should be made into high-density housing. Sprawling strip malls with large parking in front should go.
- Property Developer purchasing single family home and creating mini dorms, and adding second full units on the same site simply creates far more density, instead of the intended single family homes. It would be better to have a mix of high rise apartment buildings AND single family homes actually housing families and occasionally students, rather than residential plots where 15 to 20 students live in along with 10 to 15 cars. The destruction of the single family homes has a long term effect of schools and other infrastructure and the only individuals benefitting are the property management companies.

- SDSU needs to put dorms on their property and keep them out of the single family, long established neighborhood.
- I own my house and wasn't active in the community prior to the purchase. As such, I'm not familiar with the cost of housing outside of my home.
- I want to see the mini-dorms go away. There should be more housing for students so they don't disrupt our neighborhoods. These houses ruin our neighborhoods and lowers our property values. It also adds to congestion for street parking.
- Look at the areas where multi-unit buildings have been shoehorned into neighborhoods with single family homes. These places go down the tubes quickly. Bad recipe. Also, do something realistic to keep students near campus and not in family areas. The mini dorm issue was fought by HOMEOWNERS with a stake in the community, but those people were ignored and abandoned by city officials. Those who live here and pay taxes here should have a priority over transient kids who are in town more to party than to study.
- I believe that those of us who have worked all of our lives to secure a comfortable single-family home and pay the taxes that support necessary infrastructure for all should not also have to bear the burden of multi-family units with inadequate parking, inadequate setbacks, and suspended building code rules. We did not sign up for ADUs, mini-dorms, loud noise, and cars parked on all of the streets and lawns. Maybe this a very "nimbyish" way of viewing the situation, but this kind of encroachment has already made a slum out of several areas (e.g., south of Montezuma on 55th and surrounding streets). That is not right and does not contribute to a liveable community. Another factor is that the developers who have created these problems with support from San Diego City Council are not solving any problems related to affordable housing. A monthly rent of approximately \$1000 each for 8 to 10 residents in a mini dorm isn't helping anyone except the developer.
- I think there should be more concern about the mini dorms. They are back and recently a 3 bedroom house became a 8 bedroom house forcing my friend to sell her home which was right next door to this horrible place.
- I own a house and do not have as much input.

- I really think that the verdict is still out on placement of affordable housing. We have so much empty commercial space now, due to covid. What is going to happen to this property when the pandemic is run its course? How much of this space can be converted into affordable multi unit housing? I have not heard anything about the Mission Valley area at all. There are so many empty office spaces, shops, and assorted business that will not reopen. What is going into these spaces? If we can purchase motels and hotels to house the homeless, why can't we encourage appropriate developers to tackle these areas to provide a wide range of housing, apartments, condos. with appropriate low income units included and green space adequate and matching the green space (per-capita) as defined by our original community plan.
- More student housing would protect the single-family neighborhoods from being over-run by rentals that have been converted from single-family homes to multi-student housing. Not only do they look bad in the neighborhood (5-6 cars parked in the front yard and haphazard trash monitoring) but since the students are transients they have much less investment in being good neighbors.
- This plan is insane.
- If we truly want to disrupt homelessness, we need to allow and increase multi-family housing. It's a smart move and good for everyone in the long-term.
- SDSU needs to stop requiring local students to live on campus, opening housing to other students.
- The College area cannot handle any more density. Our roads simply will not handle the additional traffic. My morning commute down Montezuma to Mission San Diego went from 5-10 min to 45 daily.
- Leave single house neighborhoods alone and build and improve the common areas on large streets
- Please do not knock down or replace single family homes -there is room for small apartment buildings on major roads and where older less useful apartments already exist
- I think we are an affordable urban neighborhood compared to North Park, Normal Heights, Kensington. I am concerned since we are off El Cajon about the city building massive apartments that it would not put in the nicer neighborhoods. I support affordable housing if the architecture takes into account that of the many older homes. I like Gateway apartment complex for low-income seniors in Talmadge. That did a beautiful job of blending in and offering affordable housing.
- Provide more options for student housing. Consider ADUs and co-housing models.
 - Also cross generational housing.
 - As a neighborhood we already have a significant amount of large multifamily projects. Some more are OK if mixed use and in the right locations near transit and commercial corridors
- There are a good number of housing options. Unfortunately due to proximity to the university and a decreased amount of new construction, housing prices have been on the rise and it just doesn't seem justified compared with the crime rates/safety of a lot of the community as well as the condition/age of a lot fo the available homes.
- The spread of single family homes being purchased to create 10 be homes is concerning. It impacts the neighborhood, in regards to sound, parking, and property values. It is one thing to allow an ADU, but to take a lot that had a 3 br home and turn it into 5-10 bedrooms destroys the neighborhood.
- The inclusion of family oriented students or families in general can benefit from living in college area but they should use the "college environment" as a factor when moving in. Also there are many parks for children and families to hangout in, but subtle changes would need to be made to create additional safety where a college environment should retain its fun factor still.
- Compared with other communities we already have a lot of multifamily residential. We want more mixed use projects in walkable areas to benefit everyone in the community. Good example at college and hardy, with the trader joe's.
- There needs to be more multi unit housing for students near the University. There are too many mini dorms in single family neighborhoods. A mini dorm is an illegal apartment complex in my opinion. It takes away housing for families and these homes and their "no rules" attitude ruin their neighborhoods and the lives of the neighbors
- San Diego needs to be careful about increasing density. Increased density could turn our city into a place nobody wants to live. It can impair our quality of life. As for student housing, SDSU needs to step up to the plate for that!
- I believe SDSU has been derelict in it's approach to housing its students while greatly expanding its student population. The single family neighborhoods surrounding the university but not necessarily on or near transit corridors have been severely negatively impacted by students and their housing needs.
- This neighborhood has been destroyed by allowing mini-dorms and now, granny flats. Parking is ridiculous, there are nothing enough police available each semester when SDSU is in session, and there has been poor planning in this area.
- If you build more it will shoot the cost of current pricing
- We already have multi student housing - the houses are not cared for and are eye sores....maybe more specific student housing (dorms, on campus apartments)....
- There are tough calls here. While I appreciate the stresses on housing, I would hate to see the City rush in to remove the single family homes. Historic preservation and reuse of existing buildings should always be preferred over building something new. Looking at all the vacant "investment" condos downtown makes me very skeptical of folks who claim that more construction is the solution to our housing problems. There are also many empty storefronts that should be reconsidered for reuse as well.
- Too many single family homes have been converted into mini dorms.
- Strongly believe additional housing should be at the nodes. Mixed affordability levels, but primary focus on working middle income families, and studio apartments for individuals. Some infill in existing single family residential areas permitted but with limitations, ie a two family home but parking included.
- Multi-family housing is a euphemism for student mini-dorms and apartments. These minidorms are ruining the neighborhood and SDSU should work on funneling their students to live at SDSU west or build student housing on campus. These properties are a nuisance and eye

sore.

- Need more single family affordable housing. There is enough multi family, apartments and student housing.
- Destroying these single family neighborhoods for the sake of students makes no sense. I would favor SDSU building more on campus housing so there are fewer “party houses” in the neighborhoods around the campus.
- More housing, but not to infrastructure nge upon single family neighborhoods.
- There is plenty of available housing already
- current policies for housing expansion in the single family housing areas are destroying the single family housing areas. Modifying existing homes for eight bedrooms with out requiring additional parking spaces creates additional problems. Allowing a second separate building (ADU) on the same lot as a single family house does nothing to improve the looks of the area. Current policies are not planned development, they are development with no planning. The universities should be modifying dormitories to make them desirable living spaces.
- Cheap housing
- Need more housing through densification. Simple as that.
- The city needs to make amends for the disastrous mini-dorm boom in the College area. You--meaning City Planning and Permitting--ALLOWED these variances to be approved. And in the cases where the so-called “developers” did not get permits, you did absolutely NOTHING to rectify the situation. Shame on you.
- I would like to see a bunch of smaller multi family units built across the region rather than these gigantic mega complexes like they are built on Fairmount near Home Depot and throughout Mission Valley.
- There are so many issues tied to the above questions, and not enough space to elaborate. The majority of the neighborhoods in the College Area are single-family homes. This is how the it was designed decades ago. To radically change this to include multi-family homes needs to take into account that people moved here to live in lower-density quiet neighborhoods. So, first and foremost, there is a quality-of-life

consideration that needs placed in the plan. Would this question be even considered if this was La Jolla, Point Loma, Rancho Santa Fe? Of course not. So why is the College Area any different? It shouldn't be. There needs to be consideration into traffic, parking, sewage, water delivery, and the many other things that are common place today, but could be put into jeopardy with increased density.

- *As for student housing, yes, there needs to more of it. But why cannot this be built on the SDSU campus itself? Additionally, SDSU won an election a couple of years ago that allowed for more student housing in Mission Valley. Now they want more? Why am I not surprised. The plan should NOT include or encourage student housing in residential neighborhoods. It is disruptive to the residents, and leads to animus amongst the residents toward SDSU. Mini-dorms need to be outlawed, and SDSU and the College Area plan need to adopt policies to move students on or “very” close to the campus to avoid further issues. Take a look at UCSD. The housing is predominately on the campus and campus-owned land. Some students live nearby in rented townhomes, but the majority of people living in UTC are not UCSD students. SDSU should follow this example.*
- *Now to say multi-family housing should be built in single family areas near transit corridors means what exactly? Does that mean tearing down existing homes to build apartments? If so, no, I am against that. Does it mean building apartment buildings on vacant land in single family areas? I am probably against that. The reasons for this are simple: first, quality of life. Is that even under consideration? Second, there is insufficient city infrastructure to accommodate the density increase. Third, this is a solution of throwing spaghetti at the wall to see if it sticks. If every vacant area were in the area were to be built out with apartments, there would still be demand for more and more housing. To what end? At some point, the area plan needs to recognize it there is a threshold to additional increases in population. There are limits. What are those limits? Let's get an idea on that too in the plan.*

You are driving owners out of the college area. Mini-dorms devalue our homes, make for unsafe living conditions and aren't conducive to attracting families. We would appreciate finding other housing solutions for students.

People buy single family homes to have privacy, safety and quiet for various reasons including medical. You can build dense areas and also have some areas that allow for more space for those who need it.

The basic issue is providing sufficient housing for students. Assuming that far fewer SDSU students will commute to campus, then providing more housing that meets their needs (in terms of both cost and amenities) is critical.

- We moved to el Cerrito college area because it was more affordable

to raise a family and not have a apartment towering over us. We don't want to lose a sense of community that comes with people owning their homes and living in them

- SDSU has done a poor job with online classes and needs to reduce the number of students that need to be on campus. Tall apartment complexes are a blight.
- I oppose mini-dorms.
- Affordability is my only concern and interest! The other factors are social issues that I frankly “don't give a damn about”
 - *I was too busy worrying about my enlistment to protect our country after the slaughter of innocent Americans at Pearl Harbor and worry my family would be the next victims.*
 - *Administrations don't fight in wars. The young foolish do.. I know!*
- I feel we don't need to just keep cranking in housing. Developers love to push the fact that San Diego needs more housing. If there was a limit on Abnb's in San Diego. Many people would rather have an Abnb rental than a full time tenant. If San Diego could purge Abnb's or limit this option. It would free up existing housing for full time rentals. SDSU MV and Grantville has approvals for a ton of units. Hold on with the mega development.
 - *Also, the trolley is not the answer to the traffic problem in San Diego. I could go on about this.*
- Keep single family neighborhoods intact. I live near SDSU, mini dorm shotty development at it's worse. No design aesthetics, anything goes. Ruining our community. Garages split and converted into bedrooms. Terrible pop up 2nd stories added into the backyard. Leaving no yard in it's wake. Better set back rules come to mind. Let's have some oversight on this reckless development.
- Please consider that allowing “build as much as possible, as high as possible, as fast as possible” without urban planning or consideration to community character or quality in current single family home zones will have long-lasting negative impacts. I don't think it's racist to want to live in a beautiful, peaceful neighborhood. People of all races want to look around and be proud of where they live.
- The presence of SDSU in the area has strongly skewed the housing

market toward students much to the detriment of the area and effects availability to lower income families as family homes are turned into mini dorms pumping out huge sums to landlords!

- I am angered and OUTRAGED and the destruction of my community by Granny Flats everywhere. GIVE US OUR ZONING BACK!!! Stop destroying my community!! Give us a voice!! We should be allowed to have input into the future of our community. Housing prices rise and fall, stop destroying our communities because some theroician says prices are incorrect.
- I kam very concerned about how the development community and sitting legislators have capitalized on the high cost of housing, and how the City of San Diego has capitulated on its obligation to meet the regional housing needs identified by SANDAG. It could have easily met the affordability thresholds like mandating affordable housing for households that are in the low and moderate income threshold by requiring that ALL housing projects include 25% of the housing be made affordable, and that these units not be specifically identified as the “low Income” sector of the project.
 - *The City of Chula Vista has been requiring such an affordability requirement, and it works wonderfully.*
- There are negative connotations regarding phrases such as ‘low income housing’. However, we must have more affordable options within our neighborhood.
- 1. Regulate the horrible explosion of 2 story ADU’s intended for college rentals instead of affordable housing.
 - *2. Work more to regulate mini dorms in single family neighborhoods.*
 - *3. Do not provide additional parking spaced for new ADU’s with second address in B-area permit without requiring off street parking.*
 - *4. Allow mixed use not re-zone in major corridors, not just adding multi-family.*
 - *5. Add condos not apartments.*
 - *6. Emphasize a gradual scale of missing middle, transitions in size from single family homes, do not allow high density right next to homes.*
- I was against building these 2 megadorms. Blvd 64, Zuma. Megadorms sprouting up where single family homes used to be. At least Zuma

is closer to the Campus. Don’t like overcrowding, we don’t want to become Mira Mesa do we?

- Require available housing as a precursor to SDSU’s annual increase in students. Do not dump students into the residential home areas.
- Require new commercial construction to set aside 20% of space for community housing and parking instead of open space.
- Whenever open space is going to be converted for commercial use, require 20% to be set aside for housing.
- Historically a severe lack of housing for students. Quality housing is unaffordable to the average family in the area. Few housing choices and uncontrolled rent increases.
- There needs to be limits on housing occupancies. At least for parking
- I am vehemently opposed to reducing single family El Cerrito to more high rise apartments but we could stand to have more cottage like homes and units you see in South Park and El Cerrito. The quickest way to drop the current extremely high prices in El Cerrito and Rolando is flood the area with high rise apartments. This is technically a suburb, we need more housing but not flooded with apartment buildings like block60. Balance. SDSU needs to erect more dorms if needed and keep that traffic local to the university OR their new shiny piece of land.
- maintain single family housing
- The idea that we can develop our way to affordability is not realistic. Your Complete Communities plan is unrealistic and destructive existing neighborhoods. Existing housing torn down for market rate development is always replaced by more expensive housing. Releasing developers from providing real work levels of parking space destroys neighborhoods. I pity the people in North Park who suffer the consequences of the Huffman six-pack
- SDSU, as a developer, should be required to mitigate its impacts by providing enough on-campus housing for all students. Private developers are required to mitigate their impacts and SDSU should too--not given an exemption.
- There are too many mini dorms ruining the neighborhood

- Our single family neighborhood is a wonderful community. We don’t need more infill or apartments and the mini dorms need to be stopped.
- Minidorms are a huge problem, driving up the cost for single family homes. Investors come in and buy homes in my neighborhood for all cash and then chop up the homes into rooms they rent for \$1000/ month. With all cash offers and projected income streams of \$7k/ month per home, families are unable to compete with investors. While many students are good neighbors, several are not. They throw glass bottles, urinate in the street, and host raucous parties even during a pandemic. This drives out more families, making our wonderful community unlivable.
- On-campus and campus-border housing should be high-rise, allowing much more student housing within walking distance of campus, and reduce destruction of the lovely single-family-home neighborhoods in the area.

4. Please elaborate on any thoughts you have regarding housing strategies in the College Area:

- I do not like the cramming in of ADUs on single family property. I fear people will cram in a few ADUs or whatever, rent them all out, and move to a nicer neighborhood. I like my neighborhood as is. Cram in apartments and condos on El Cajon Blvd and Montezuma, where residents have transportation and library access. Ownership is what we should concentrated on, so families will invest in the community long term. Single family properties covered with hardscape...ADU roofs and concrete and no landscaping is a dismal way for renters to live. There is too much of that already here in the eastern college area. Please come look at it. NEED TO REQUIRE A SHADE TREE WITH EVERY ADU
- As above multifamily use must include more than student focused building. Agree to increased density but strongly feel it should be concentrated and not anywhere in current single family neighborhoods, those should be allowed to continue to exist
- MONITOR SDSU RESIDENTIAL HOUSING FOR INFRACTIONS
- CACC’s CPU envisioned three major high density nodes each at a the juncture of the College Area triangle. One more concentrated in multi housing, one more student centric, while another was oriented toward work live environments. That is not to say they all could have

an amalgamation of all three node concepts. But housing without the infrastructure of parks, street diets, biking & walking opportunities, communal enticements will fall far short of success that the College Area could have.

- granny flats and duplexes!
- Save College Area family houses for families and prevent mini-dorms taking over good houses for the families in the community. Party central mini-dorms cause problems for the police and the image of SDSU and San Diego. Let's not make SDSU the "party school" it was known as if we are trying to make it an R1 institution that is more academically reputable!
- Too many single-family houses are being bought by developers and landlords who are building massive ADU's. These starter homes are no longer desirable to families and are completely altering the community. ADU's are not a long-term solution to the housing crisis. We need to build NEW housing for students. There are not enough single-family homes as it is, we should not be ruining them for the next generation of home-buyers.
- Finding a balance between the needs of college students, single families, young professionals and blue collar skilled workers is not going to be easy. You must also address the homeless pop. that tends to migrate near the University area. I am not saying, "not in my backyard" but they should be considered as part of the community. Perhaps looking the way other communities have found some success integrating those without homes and how they used their resources could be studied. Many outside the US have had plans that have had some success.
- Student housing should include shuttle buses to and from campus.
- College Area Planning and City of SD Dvpt Svcs need to work together to ensure that mini-dorms are not allowed in 92115.
- No more off-campus housing, the neighborhood is covered in it.
 - *The issue with the Transit Corridors is that they need to take into account the terrain. The trolley is in the bottom of the valley and to say our single family residences that are on top of the hills have access is false. It is too far, too time consuming and too difficult to reach from our areas. Build the condos next to the trolley line like they do by the Grossmont mall*
- Make it safe for everyone to walk around. Including at night!
- New housing can't be an opportunity for companies to come in and gouge residents. Being an area heavily populated by students they need to be close to school so they can walk and reduce cost of living and their environmental foot print.
- Make the areas pretty at least. San Diego has a history of just ripping down lovely existing properties or properties that could be rehabbed in order to put up mass complexes. Be wise in how you go about this. What landlords have done to rental houses in the community is an embarrassment. SDSU families (who spend a lot as tourists here) look at the condition of some of these rental properties and judge the city as a whole from the condition. I try to explain to so many about the richness of the community, but noooooooo... They see these awful units and make huge judgment calls about the neighborhood and residents.
- I don't think there is a need for more housing in proximity to SDSU. There is a need for affordable housing and the closer housing is to SDSU the more likely it will tear down affordable units and build market-rate units. I also think micro apartment units are a big mistake and will lead to extremely poor housing conditions for the most needy in our society. I would consider micro apartment units only appropriate as transitional housing for homeless or nearly homeless. Micro apartment units should be considered for temporary housing rather than permanent housing.
- While the idea of housing along transit corridors and nodes sounds wonderful, looking at the map, we are already doing so. There are few opportunities to expand even along traffic corridors without further impacting the traffic along those corridors. Diverse housing types sounds wonderful, I don't see much opportunity unless current multifamily is torn down or current commercial is torn down.
- I think a mix of types of housing is great! If you talk to any of the business owners in the area, they struggle to engage the local community (not the students who are generally only around part of the year) If we had a bit more population density, we could support more local businesses that would benefit all of us.
- It is the responsibility of SDSU to provide housing for students. They currently do NOT provide enough student housing and the area suffers for it. BLVD 63 and "mini-dorms" are examples of student housing that cause traffic/parking issues, trash, crime, declining property values, etc. Students want and need affordable, appropriate housing options ON campus. Will there always be students renting in the SDSU area? Yes. And that is fine as long as they are good neighbors (and many are). But mini-dorms and large student complexes in residential areas do not make good neighbors. SDSU officials know this but continues to increase the student population without creating necessary student housing. This needs to STOP!
- Traditional single family housing not designed for safe and healthy living.
- Again, build housing for students so that our neighborhoods do not continue to decline.
- See previous comments on developing student housing on transportation corridor streets and not allowing it and larger/taller buildings to spill into single family neighborhoods which have existed here for 70+ years!
- The new high-rise dorms raise concerns that SDSU's student increases will lead to even higher structures and more parking problems, which are already severe.
- Not a fan of mega dorms in residential areas.
- Again, there is already a lot of diversity in housing in our neighborhood. Improving the neighborhood will improve all levels of pre-existing housing.
- Build more single family homes on all the stupid empty lots.
- If you built more apartments/townhomes near campus and on campus for students there would be less need for students to rent off-campus houses, making single-family homes more affordable for local families. The Trader Joe's complex should be replicated all along El Cajon Blvd.
- Yes, as the city of San Diego continues to experience population growth, we will have to be creative and innovative in space usage by capitalizing on the mixed-use building to also help sustain communities and small businesses.
- I like that the city is allowing people with large lots to add a smaller unit in the back of their lots.

- See comments above. Also, the traffic in and around the College Area is already impacted (not to mention made worse by all the people using College Area roads as a conduit from City Heights and other areas to access the freeways). Adding massive condo developments along El Cajon Blvd or elsewhere would only make this worse.
- ADUs need to have some guidelines on their size, lot location, and what neighborhoods they can be in. In my neighborhood, an ADU was placed at the front of the lot and is twice the size of the original house. It is totally out of character with the rest of the neighborhood but there was nothing we could do to stop it. Also ADUs were originally supposed to be low or medium income friendly but in College View Estates, everyone who has built an ADU has built it as big as the lot allows with as many bedrooms as they can so it be rented to college students with maximum profit to the developers who own multiple houses in our neighborhood. They are changing the character of it from a community minded single family neighborhood to just another party neighborhood next to a university. Plus all the issues that are now arising due to parking because houses now have more cars than driveway space or B permits can support. We need to go back to some restrictions and guidelines on how and where ADUs are built to lessen their impact on neighborhoods.
- College Area is a good mix of student renters and homeowners in single-family homes. The single-family homes here are some of the most affordable within the City of San Diego. It's essential to preserve the affordability (relatively speaking) of these single-family homes in addition to offering multi-family dwelling for lower-income residents. With SDSU building additional dorm capacity in the community and having access to the new SDSU West location in development, I believe the families, homeowners and non-student renters should be prioritized over the student population when making housing decisions. Thanks to the trolley on-campus, will continue to have access to a number of housing choices in surrounding communities.
- **NO MORE STUDENT HOUSING. THEY ARE DAMAGING OUR COMMUNITY AND AFFECTING THE LIVES OF PEOPLE AROUND THEM.**
- I own a house and do not have as much input.
- It is dangerous to pigeon hole a neighborhood. Diverse housing

puts you in a strong position for the future. You will keep your older residents, which provide stability to a neighborhood, as well as keep your options open for students as remote learning may become the new norm with the cost of education rising along with student debt. If you have enough economic diversity within the area, you may even keep your up and coming graduated in the area. Choosing to live and work in the area. They will want good schools and parks and houses with yards. I must say that an average age of 21 does not bode well for any community, especially if it is not well policed. The elephant is the room is the evasive approach to controlling underage drinking and drug abuse in most of our California campuses. Satellite housing of Fraternities as well as Sororities and average student off campus housing, has placed a "hot potato" in the community and the police force on campus as well as city wide is not interested in managing the situation. Long time residence leave because they cannot stand the continual disturbance and total lack of enforcement of basic "noise and underage drinking" problems. Who would want to bring up a family in this environment? If we can manage to get the average age of residence to 35 or 40, we have really done something otherwise your dreams of a diverse neighborhood will go out the window. The only other way to solve the problem is to house students in apartment style housing with strict oversight and management. Managers (adults with a brain, not students) can call the city police if parties get out of hand. Even Students need a quiet place to study.

- I vehemently oppose changing the zoning and planned use of existing residential areas into high density, high rise multiple unit housing structures.
- There is a variety of housing, not fully utilized. Lots of people building rental units.
- We are relatively new to the community and just starting to learn about the area. Moving from a highly sought after neighborhood to live in and slowly watching the building of high density units has me on the fence of housing density. As much as I agree with the reasons for density, the planning of the locations of some of these buildings is what leaves me with unease. Seeing high density housing along busy corridors, close to transportation, mixed use, etc, makes sense. It's when they start sprinkling 4-5 story monstrosities within established neighborhoods that really irks me.

- See comments above. We need housing that creates community, not mini-dorms and blight.
- The a number of vacant lots on this map are canyons and should stay as such to preserve natural wildlife. However, there are a good number of empty lots that are just concrete. That's where housing or public facilities should be built, or repurposed to serve the community, like what was done on the lot at Fair@44.
- Student housing has to stay close to the university. Expanding into residential neighborhoods impacts the quality of life for the existing homeowners.
- The above question is interesting Forsure. Elaborating a mentor ship program to develop trade skills along with attaining an education from SDSU can create a very unique work force.
- Large projects are only part of the strategy. Encourage ADUs (why not mentioned above?) Consider cohousing models and tiny homes. Consider developments that mix students with community members. Developments in Europe have students living in a senior living facility rent free to create intergenerational bonds
- Keep single family home neighborhoods in tact. We live in a tight knit community with a real sense of pride of ownership and don't want to see it hurt by multi dwelling units
- See my comments above. It is not the community's responsibility to provide housing for SDSU students. That is the responsibility of SDSU!
- SDSU needs to actively participate in providing housing opportunities close to the campus and limiting sprawl into existing single family neighborhoods.
- SDSU should provide more housing in campus or on their new campus for students. Homeowners in this neighborhood should not have to endure the problems associated with the city having poor planning and allowing mini-dorms and high density.
- Low income housing for all College are
- Build sustainably. Traffic is already impacted in the college area district. Expand Montezuma

- not sure about micro and efficiency apartments. Off campus student housing must have qualifiers, ie on site 24/7 professional management.
- There needs to be some clear cut plan on where these diverse housing types go (along Montezuma only or around SDSU ONLY?)
- See previous comment.
 - Bring housing into commercial areas. No high density housing on existing single family neighborhoods.
- stop allowing the creation of mini-dorms in the areas that are designated single family OR change the designations to what they really are - student slum areas.
- Cheap housing
- Any and all dense housing in this crisis.
- Stop building expensive luxury student housing and develop more affordable options. Students choose to rent single-family homes because it is cheaper and gives them more independence.
- I don't see any mention of mixed-use residential + commercial developments for this area. The corridor on University Ave. between 54th and 70th is a prime area that would benefit from this kind of development. Unfortunately, because this area straddles two council districts, the city has absolutely NO interest in improving it.
- As for affordable housing, I have no problem with this, however, I still do not know what this term means? It is a term used by politicians with no adequate definition. Does this mean lower rent housing or low-cost homes to buy? If so, what are the specifics. So, I am neutral on this topic until a universal definition can be agreed upon.
 - Regarding mixed-use housing in commercial centers, personally, I wouldn't mind if some of the strip malls that have Payday loans and other sleazy businesses were taken down and nicer commercial space with upstairs apartments were available. Does the plan have design concepts for new development or redevelopment as well, or is it going to be a hodge-podge of incongruent designs that make the College Area look like a Dali painting? Why not agree to a design, such as Spanish Revival, Mission or Southwest and stick with it? Santa Fe, NM can do it. Why can't we?
 - Housing Location: I am not sure what this means. It sounds good in principal,

but what is the idea? Are you thinking of tearing down the businesses near SDSU to build more monstrosities like the dorms on College and Montezuma? If this question is to build more residential housing near the campus and transit hubs, for residents (not just college students), I am generally in favor. But if it is to include skyscraper-like buildings that look like a Soviet-era industrial complex, no I am against that.

- Housing Type: *Micro apartments are a joke. Seriously, they are. They are barely larger than a dog crate and would serve no one other than college students. We are not San Francisco, and we don't want to be. If you think that an SDSU professor or a nurse would be living in one of these boxes, think again. Plus, keep in mind again I ask, "why doesn't SDSU build on 'their' land instead?" Another option is SDSU can limit their student population and that would help the housing issues in the area.*
- You talk frequently of housing being too expensive but the insane restrictions and bureaucratic red tape and regulations are the REASON for the costs going up. Not everyone can afford solar but that is now required. The regulations are strangling the cost savings and causing the problems.
- The conversion of single family homes to mini-dorms and the related adverse consequences of those conversions remains an additional issue that needs to be addressed in the community plan update.
- I think if existing apartments become affordable housing but we don't to see new apartments and become another normal heights with an apartment after every house on every block and no parking. Put the housing Jim the mission valley area that SDSU acquired
- Apartments need to be segregated in high density areas.
- I oppose micro-apartment units.
- GET A LIFE!
- There again see above. I don't want my area over developed due to transit accessibility and SDSU. SDSU students can live in the new SDSU MV site. Everyone still uses their car. Pre Covid it took 30 minutes to travel down Montezuma (from Yerba Anita Drive) to get to the freeway. It was so choked up.
- More density more traffic is the way I see it.
 - SDSU has never done a master plan for traffic in and around the campus. They

claim everyone is taking the trolley. That is not happening.

- It's not just white boomers that want to live in a peaceful, beautiful neighborhood. Growth has to have direction and planning for long term resident happiness. Please put some thought and control into our neighborhood.
- Yes, build dorms on campus or close to campus for student housing.
- I do believe that Mixed Use housing options are a wonderful fit for the College Area as well as the El Cerrito Community Council area along the south side of El Cajon Blvd. Also, I seriously believe that community review of such housing within the Transit Priority Areas should be required.
- If our neighborhood is College Area, there will be students living as our neighbors. Therefore, additional student housing options are needed; tension will continue to exist as long term residence live next to scholars who are short term residence, and not considerate of the long term plans we are considering.
- 1. Regulate the horrible explosion of 2 story ADU's intended for college rentals instead of affordable housing.
 - 2. Work more to regulate mini dorms in single family neighborhoods.
 - 3. Do not provide additional parking spaced for new ADU's with second address in B-area permit without requiring off street parking.
 - 4. Allow mixed use not re-zone in major corridors, not just adding multi-family.
 - 5. Add condos not apartments.
 - 6. Emphasize a gradual scale of missing middle, transitions in size from single family homes, do not allow high density right next to homes.
- Keep the larger complexes close to the campus!
- Enforce social gathering rules. Hold landlords accountable for the actions of their renters. Help landlords be good neighbors by collecting fees whenever police services are needed due to violations. Register rental homes as a business to ensure they are safe for occupancy and properly maintained.
- Post a 24-hour phone contact number on rental houses, or require that the landlord be contacted when the police are called. Do not expect

neighborhood residents to deal with renters.

- A lot of “flat businesses” along the El Cajon Blvd. corridor that could be modified to include tenant or “upstairs” housing.
- Micro apartments are great. Cottages, smaller 6 to 10 unit spaces are great but more mega apartments harm the area and create more congestion. Many current residents are well beyond ever leaving their cars behind.
- NO STUDENT MINI DORMS!!
- I enjoy the College-Area feel of single family homes. I’d prefer that if more multi-family housing were to be constructed, it should be strictly within a half-mile of the SDSU campus.
- It is NOT the community’s responsibility to provide off-campus student housing. It is SDSU’s responsibility to provide for its “customers”, that is, students.
- do something about mini dorms
- Affordable housing for students very much needed. Some students are going hungry to pay for housing. This is unacceptable
- I believe student housing can be planned in various projects affiliated with SDSU such as Mission Valley. Projects such as BLVD63 should never happen again in our outlining communities.
 - *While not completely opposed to mixed use and multi dwelling infill projects along transit corridors consideration should be taken on the surrounding areas. Structures >6 stories are not well suited for the community and parking accommodations should be made. Don’t forget about the use of ride sharing and need for passenger loading zones. The M @ College (5030 College Ave, San Diego, CA 92115) is a prime example of this. I can’t tell you how many times I’ve noticed vehicles parked at the curb blocking the flow of traffic to pick up or drop off a passenger or package. Its an accident waiting to happen.*
 - *Strategies should include updates to setback requirements and promote housing that interacts with the street like recent development at College & Montezuma.*
- Off-campus student housing has proven a problem, especially now that it’s come into focus with the pandemic.
- I think that mixed use housing is a great solution, mixed income as well. South of El Cajon has so much blight and so many spaces that

could turn into great living spaces for families, the huge store front on El Cajon and 54th is an excellent example of a space that has promise. There needs to be a realistic number of parking spaces for cars so they don’t end up on neighborhood streets. Maybe we use permits on streets for parking.

- I think zoning laws should be loosened to allow for more diverse types of housing but I don’t think it’s the job of government to tell people what kinds of houses they can have.
- The City should consider concepts like Land Trusts and progressive mechanisms that will provide opportunities for affordable home ownership
- Until the minidorm problem is solved, families will not hesitate to flock to the college area.
- No developer ever intentionally builds housing that’s not affordable. If you meant to ask should we be building more cheap housing, then I’d say yes—for students, on campus or just across the street. There’s unbelievably badly used space filled with walk-up housing, wasting good locations with ridiculously low density housing.

5. Please elaborate on any thoughts you have regarding where new housing should be located in the College Area:

- Encourage the sale and use of vacant land along main corridors to be used to mixed use and /or multi-family housing. Get rid of bad commercial spaces (junk yards and car lots) along El Cajon Blvd.
- MULTIFAMILY COMDOS AND APARTMENTS ALONG MONTEZUMA AND El Cajon. THERE IS ALSO AN ACRE OF LAND ON SARANAC THAT HAS AN SFD. IT IS NOT MAINTAINED, right across from school and park. two blocks from transit. This should be an affordable, tiny home, development site. Maybe for seniors.
- WHY DO NEW HOUSINGS NEED BE IN THE COLLEGE AREA? IT IS CROWDED ENOUGH NOW AND THE POLITICAL FEELING IS “WE’LL JUST DUMP SOME NEW BIG HOUSING UNITS IN THE COLLEGE AREA, THEY WON’T COMPLAIN” — CLEAN UP EL CAJON BLVD WITH A BLAST OF CONDOS AND RENTALS WHERE IT’S CLOSE TO STORES AND TRANSPORTATION OR SOUTH COLLEGE AVE, AGAIN NEAR GROCERY STORES & EATING

ESTABLISHMENTS.

- We are in my opinion full up on single family residences. The ADU adds another default complexity. What is left in combining urban lots in specific non conflict residential/commercial areas such that larger mixed use buildings can be constructed. I believe it the “mixed use” in concept that is the best model moving forward. The design must be ultra flexible allowing commercial suits to convert to residential units and visa versa.
- College housing apartments, etc must include parking with units. There is a glut of students parking on surface streets because they have to pay extra for parking. This is just forcing them to jam our streets taking up valuable spaces needed for business customers and parking in residential areas. Thinking students are only going to walk or bike is naive - the bike coalition has way too much authority over the neighborhood.
- There are plenty of vacant areas. Build homes there. Also, SDSU should build more tall (high occupancy) dorms on its expanded Mission Valley area.
- Too many single-family houses are being bought by developers and landlords who are building massive ADU’s. These starter homes are no longer desirable to families and are completely altering the community. ADU’s are not a long-term solution to the housing crisis. We need to build NEW housing for students. There are not enough single-family homes as it is, we should not be ruining them for the next generation of home-buyers.
- Your key is not helpful at all because it is too difficult to use the zoom to see where each area is located.
- In our area right now is so congested. I wouldn’t want to see any more large housing in our condensed area
- New housing should be very near existing transit lines and shuttle buses might be added if needed.
- The 6800 Block of Mohawk St, 92115, IS RM-1-1 MULTI-FAMILY RESIDENTIAL, *NOT* SFR.
- Build it right next to the trolley like they do at Grossmont Mall. Stop building it up on top of the hills and expecting people to walk 3+miles up/down hills to get to is.

- housing throughout san diego is extremely expensive for someone getting out of high school into the workforce or continuing education
- NA
- New housing should be close to SDSU and also made from repurposing existing buildings or land that can house mixed housing and commercial.
- Really take the model SDSU has with South Campus Plaza and continue it down College Avenue and into El Cajon Blvd and University Avenue
- Mixed use at the nodes of Montezuma/College, Montezuma/El Cajon Blvd, College/El Cajon Blvd. Multi family along Montezuma, College (although protect some of the distinctive single family) and El Cajon.
- Looking at the map, unless you are talking about adding parks and open spaces, aside from Institutional which could change at any time, I don't see openings for mixed use/multi-family housing. However, should commercial property become available it could be torn down and replaced by mixed use/multi-family housing.
- There are a few open lots, really empty run down strip malls, and very seedy motels in the area that I think are all ripe for redevelopment.
- I certainly don't have the knowledge or expertise to offer suggestions for specific housing types and/or locations. Common sense would dictate the obvious. Don't crowd more housing into where we already have it. Use undeveloped space that allows for additional roads and freeway access.
- We don't need any new housing.
- Honestly we're pretty densely packed. Maybe more mixed retail/housing areas would help?
- Mixed use and multi family housing should be located along Montezuma and College Avenue. This should improve businesses and economic prosperity without sacrificing existing neighborhoods.
- Mixed use housing and multi-family housing along with all commercial and institutional land development should take place actually on the transportation corridor streets of Montezuma, College and El Cajon and NOT on the single family residential neighborhood streets abutting them. Taller buildings will destroy the nature of the single family neighborhoods, destroy usefulness of existing solar installations, and generally ruin these old neighborhoods, which should be protected. SDSU has a huge footprint in the area and lots of transportation corridors on which to expand student housing....and there is plenty of room still for additional commercial development along the same corridors so it is not necessary to destroy the residential neighborhoods with tall buildings now allowed by the "complete communities" incentives/zoning end runs which have already begun to impact areas nearby!
- Lots of empty or eyesore lots around ECB that could be developed and support local businesses. There should be legit controls on impacts of new projects but the city and county should not make it impossible.
- Let the market decide, not bureaucrats and politicians
- Small cafes could be introduced as local gathering areas in the residential areas
- I think the creative housing options that have been created over the last few years have been awesome. I love the idea of multi-family homes, ADUs, JADUs, mixed-use, etc. I'm open to it all over the map, but didn't want to place too many pins. I'd love to see our community grow in this regard. It gets me excited seeing our neighbors put in ADUs to support the housing shortage, and also invest in their own property. I think it's forward-thinking and where we need to be if we want our neighbors to be able to afford to stay in their own community.
- More multi-family housing along Montezuma on either side of campus. More mixed use along El Cajon
- Yes, as the city of san diego continues to experience population growth, we will have to be creative and innovative in space usage by capitalizing on the mixed-use building to also help sustain communities and support small businesses.
- I don't really know anything about this. That's up to the professionals. It would be nice if they tore down some of the disgusting buildings and motels, etc and put up apartment buildings.
- The only new housing that should be considered would be student apartments ADJACENT to SDSU.
- I say clean up old areas rather than build in new spots
- Mixed-use and multi-family housing would be best served in the Eastern and Southern portions of College Area where the transit lines are plentiful and some commercial development already exists to complement a walkable community lifestyle.
- Disagree with ADU. Reduces the property value of the area and it creates crowding and fosters unruliness and theft.
- See earlier response. If multi-family units are included, put them on major streets ---- not in neighborhoods.
- College Ave between Montezuma and El Cajon is a natural for Multi-Family housing. Montezuma Road is also a good candidate for Multi-Family housing. Keeping in mind that these developments must also have units that are affordable for grad. students as well as University Staff. ect. Transportation is more reliable on College Ave. I would really hate to see the vacant lot on Reservoir become another dorm style unit. It is better as a park. Students and residents could take the trolley to the park. Note: poor residents and students cannot afford the ARC fees. Until the community can trust that proper policing of SDSU students/parties can occur, and given the current problems with unruly conduct of students in neighborhood mini-dorms and fraternity and Sorority satellite housing, it is impossible to yield any more residential space to student housing affordable or expensive.!
- I oppose this plan.
- Again - apartments belong on our major roads- and need adequate tree cover, landscaping and set backs (which some newer apartments do not have)
- I believe new housing should take into account the older architecture. Off El Cajon Blvd it should also be attractive to revive that street. Too often it has been a hodgepodge and magnet for blight
- Along El Cajon with community serving hub at 54th and El Cajon. Continued mixed use development around College and Montezuma
- Would like to see more mixed use from SDSU to El Cajon, with retail, shops, restaurants, specialty grocery on the bottom levels and a range of housing options (mid-luxury) on the top. Then, on El Cajon, would like to see the older strip malls be removed and new mixed use be added, again with retail, shops, restaurants, specialty grocery on the bottom

levels and a range of housing options (mid-luxury) on the top.

- New large density housing should not go into residential neighborhoods.
- Mixed use on transit-rich corridors and multi-family legalized everywhere. Duh? You guys aren't seriously asking the public these crazy specific and jargony things are you? The tool is really cool and nice but ... I mean... this is really technical stuff, kinda bad public outreach strategy in my opinion.
- Near El Cajon and more mixed use at college & montezuma
- Some old dilapidated buildings along El Cajon Blvd would be a great location for new mixed use buildings
- You have to be very careful about increasing density in San Diego. The result will be that our quality of life is destroyed. I am not confident that San Diego will take the right approach.
- This is a single family neighborhood. Not a dorm room. SDSU should be responsible for their students. Any new housing for education needs to take place at their Mission Valley location.
- I think the El Cajon corridor and Montezuma corridor are great spots for multi use and multi family housing. The inner neighborhoods on smaller streets could remain single family homes or smaller complexes to provide balance. Also what's up with the lots on the southeast corner of 70th and El Cajon? Or the lot by the library? These vacant spots seem prime for infill development with housing or multi use
- Again !! If you build more Apartments and expect them to be cheap (that's a lie) it only pushes up all housing prices.
- Not on central corridors unless as mixed use project
- No more student housing in neighborhoods.
- I think within the single-family residential area there should be more parks. There is a big problem here, I believe, with residents' ability to access open spaces.
- Directly near the trolley
- Map seemed difficult to use. Could not position with any accuracy. I

favor small mixed use on Montezuma if we are talking about house conversion to office or restaurants. Multifamily apartments of 6 story, on El Cajon Blvd, College Ave. Commercial on ground floor is acceptable.

- The better place for housing should be on campus. Since SDSU now has a bunch of new land in Mission Valley new housing should be pushed there rather into the single family neighborhoods around the campus. The trolley is less than 5 minutes transit time.
- In commercial or mixed use areas. Not in single family neighborhoods.
- Create mixed use developments within neighborhoods to diffuse the congestion on the main roads. Neighborhood marketplaces and shops help tighten a community.
- As you can see from the map, there is not much in the way of vacant land to build. The one opportunity would be to build a number of mixed-use commercial and multi-family housing units along El Cajon Blvd. That would require tearing down some dilapidated businesses and building upon them. That creates issues with the owners of the property of course. I deliberately left alone some vacant lands located in heavy single family neighborhoods in order to maintain the tranquility of those neighborhoods (ex., along Brockbank Pl). As can be seen from the map, SDSU owns about 20% of the land in the area. So perhaps it should consider building more housing along there. Another idea would be to eliminate the fraternity housing located along Montezuma Rd., and building better multi-use housing in their stead. Two vacant areas in single family areas that might be workable for multi-family housing is at the end of the Alvarado Estates area. Of course, that might prove to be politically impossible if the residents resist. The last option, aside from redevelopment, is to admit that there simply is no more space to build.
- There should be mixed use housing CLOSE to SDSU as that will help them.
- This tool doesn't work with much precision.
- Keep new development on elcajon blvd
- Close to the college and in existing mixed use areas
- **ELIMINATE EVERY USELESS JOB THAT HAS STRENGTHENED GOVERNMENT! We cannot afford more useless people!!!**

- Good urban planning uses a mix of housing types, not "build as much density as you want everywhere you want". Some people like density and other don't. Please don't force the same housing types on everyone.
- Along commercial corridors.
- On campus, that's where students should be housed, or at least within walking distance.
- The pins didn't really move to where I wanted them to be. I believe Mixed Use development should be encouraged along College Avenue and along the north and south sides of El Cajon Blvd between 54th Street and 70th Avenue.
- Multi family housing should be closest to the need, which I suspect is near SDSU.
- I'd like to see a large expansion of mixed use properties located along El Cajon, Montezuma, and College Ave.
- These locations are near parks, and walking distance to other needs for multi-families such as grocery
- If one were to develop the area near SDSU, I would encourage the development on 55th street in the existing apartments. That might help but the height requirements should be enforced.
- Generally, along the El Cajon Blvd. corridor, crappy strip malls could be converted to mixed use retail/housing. Affordable, small retail/service spaces are needed in the area (there are plenty of high end cafes and shops) and could be combined with upstairs housing. A lot of underutilized spaces along the corridor with faltering businesses due to inaccessibility, and poor condition/perceived crime issues. We live in the area and rarely find useful services along ECB.
- Near the tram area.. to keep expansion of house from
- Contribution to worsening traffic issues
- In the area immediately surrounding SDSU or in their new property in mission valley. I went to University of Utah. Our dorms were on campus. Stop mini dorms! Build facilities appropriately. There is land and there are houses that can be purchased closer to campus than south of El Cajon Blvd.

- on school property
- I dislike the idea that this area needs much more new housing.
- Encourage mix use commercial along Montezuma Road and College Avenue
- Present residents already battle for parking. New housing would only exacerbate the problem.
- All building should take into account the surroundings. I can think of no good reason any building should be > 6 stories.
- New housing should be located along transit corridors with greater densities at major nodes. Also, zoning should be more flexible to allow for mixed-use anywhere multi-family housing is allowed. Work with SDSU to redevelop surface parking lots.
- Multi family should be placed within walking/biking distance to transportation hubs and those hubs should have secure bike parking.
- I don't have any thoughts on this topic.
- Redevelop housing on campus to include higher heights as well as along the major corridors that surround the college area and the 8 fwy.
- We may not have jurisdiction, but SDSU can fix this problem, and should. Maybe a little public shaming is in order?

6. Please elaborate on any thoughts you have regarding urban design and land use in the College Area:

- All of the strategies listed above are needed to make the College community more livable, walkable and communal
- We have a good climate for outdoor dining. Shaded outdoor seating should be required for all new restaurants and bars...trees and awnings. Especially with the covid.
- all of the above is good but we need real parks, not just medians and wide sidewalks and joint use is barely a park since not accessible when school is in session
- Obviously every thing won't happen at once relative to urban design which might be a good thing. There are very few old commercial

buildings that could get an innovative make over and reuse, but there a very few and they should be reserved for lower rent start up shops. They could provide a format young innovative design and reuse. Some of the various old garages and 30s and 40s one and two story shops could make great start up commercial spaces. These older unique buildings would be a great juxtaposition to newer more modern mid to high rise mixed use structures thus adding relief and uniqueness and image to the community.

- I like the mixed use development on campus that includes Trader Joe's. Would like to see more mixed use like this along el cajon blvd
- is this really for poor people or college kids
- SDSU provides a "gateway" and plenty of community spaces to gather on campus. Focus on the other aspects, and build more housing for students in the vacant areas -- apartments/etc. that students can live in so that the nice houses in small neighborhoods aren't nearly all turned into mini-dorms by investors. Give students other nice high density areas to live in in the College Area rather than them taking over houses that are great for families! San Diego needs more family housing and we would have even more if houses weren't turned into mini-dorms. Please long-term get rid of mini-dorm development. It takes away from affordable family houses for working families. Students don't need yards -- create high density affordable apartment buildings (high population; tall skyscraper buildings) to attract students. There are vacant areas on your map. You can also get rid of fraternities and sororities at SDSU -- they are more troublesome than helpful in various ways (academics being most important), and they take up valuable land use with small buildings that could be built upward for more apartments and so more lodging for students beside SDSU.
- It is going to be important to continue to have parking structures within walking to the shops and eateries as many will be coming from surrounding neighborhoods where vehicles make more sense. Those living and above in mixed use areas will be able to walk but this will not be possible for many, especially the older population that live near the college in established neighborhoods or those young families with young children.
- This would be great along main corridors like Montezuma Road or El Cajon Blvd, but don't push these type of concept into the single-family

residences areas.

- Trees alongside the roads help keep the hot air from busses from blowing dirt and debris into the walkway. This should upkeep the appearance of the walkways with less effort and provide shade for when it gets hot.
- Public spaces are great IF they are safe & have good lighting. Students should be able to gather after 7pm and not worry about the homeless population being near by harassing them!
- We have this opportunity to really make the area shine. First of all College Ave near SDSU must be redesigned to help with the flow of traffic. That small area between Campanile and Montezuma Road has a great university town vibe but then it disappears into the older areas that are less kept up. Plus the alley behind McDonalds is dangerous and should be completely redesigned to look not only aesthetically pleasing but be a safe area too.
- The neighborhood just isn't safe to walk. Too many blind spots. My 5 foot 6 ish 130lb son was sucker punched while walking into the Living Room by some random man, students have been accosted outside of their dorms, I went to the trolley station on campus and as the elevator doors opened a man walked in screaming at me, we've been accosted going into Woodstock's, I had to stop (and I'm seriously only 5 foot 2) a huge fight that was about to start between one young man near a bus stop by the Student Union who was screaming odd stuff at another young man (the two men didn't know one another and the one poor kid was just standing there waiting for a bus), etc. With the campus expanding so much in recent years, there is a blurred line between what is covered by SDSU PD and what is covered by San Diego PD. If you do focus on a redesign, please know that people can hide in some of the blind spots. I don't feel safe walking there. At all.
- I think an attractive gateway is the least of our concerns. I would promote active public spaces, but not give up park space for active spaces. We have inadequate open space, and need to focus on the amount of space rather with amenities. I think joint use fields are not terrible effective, half the time the gates are locked.
- Walking paths, please!!!! Pre-covid seeing so many students skateboarding in the bike lane on Montezuma as cars fly by, inches from them with no barrier is really scary!!

- A top priority should be a pedestrian overpass at College and Montezuma. It's a nightmare waiting to happen.
- Making the area walkable requires a BIG improvement in sidewalk safety on Montezuma, El Cajon Blvd, University Ave and College Ave.
- I get that it's a student neighborhood but something needs to be done to attract something other than fast food places, tattoo and smoke shops. (I know we have other things, but you get the idea.)
- Right now the University defines us - it would be nice if we could have something that allows us to define this region ourselves, using urban design principles.
- College Area does not have an identity that other neighborhoods in San Diego have. There are no walkable restaurant/retail/park areas similar to Northpark/Hillcrest/Southpark that promote a lively community. I would like for College Area to be designed so that the people living here do not have to leave or enjoy San Diego.
- We love the businesses that were brought in to the mixed use space near campus. For the surrounding community that is full of families, we would love to see similar businesses deeper in the neighborhood - a blend of downtown La Mesa and on-campus restaurants would be great, especially if the neighborhoods were more walkable for families.
- Would love to see more areas like the one around Trader Joes!
- Would love to see our community have a more defined identity like North or South Park. The new development by SDSU (Trader Joe's, restaurants and lovable space above) is great. Would love to see a variety of businesses, not just restaurants.
- They need to take into consideration pedestrian overpasses/bridges when having more urban density. The intersections take forever to get through now, if we add more walkers, which we should, we need to have pedestrian bridges.
- I'd love to see more parks and community space available to enjoy. I think it would help to bring our neighborhood to a standard of communities who have made these improvements like North Park and Kensington.
- Parts of the College Area have improved lately, mostly right around

SDSU. But the neighborhood would greatly benefit from all of the ideas listed above. Currently, there are no public spaces for the neighborhood, no gateways, and while nothing is preventing anyone from walking around, it isn't terribly inviting to do so. I strongly support improving all of these areas.

- More parks, family-friendly areas, and restaurants that have room for outdoor dining.
- **MORE GREEN SPACE! MORE PARKS!**
- Currently, College Area is disjointed and mostly just large strip malls with too much parking. There are no public common areas outside of the campus. No parks, no squares, or community gathering options. Any future design that changes that would be welcome. Also, as a pedestrian, it is very unpleasant. I could walk most places but the lack of sidewalks, busy intersections, and car-centric atmosphere make it pretty terrible and has me driving when I would rather not. More trees please.
- The area was once pleasant for families, but families have fled the area as students have taken over all of the single family homes. Now with trash filled streets, and parties and far too many cars....it isn't family friendly at all any more. It would be better if it could once again return to when it was a nice mix of families, students and professionals.
- Yes, Trader Joe's was a great addition to the community. However, if the purpose of this survey is to gain insight into the development of the SDSU rather than the wider community which also includes Rolando and El Cerrito, then we aren't thinking broad enough. The area close to SDSU is populated mostly by transient students who aren't necessarily active in the community, whereas people who live and work would love to have the spaces to make this a more vibrant and active community.
- We have no sense of community in this area. If you look at Poway (where I work) there is a strong sense of community. Here we leave the area to do things instead of staying in the area. We have no gathering areas, no place for concerts in the park, we have old, disgusting schools that are falling apart and aren't nice looking. We have a transient population that could care less about living in a neighborhood and what that entails. We have no- or few- parks.
- The redesign of College Avenue to accommodate the apartments and commercial units was a good idea, but has been executed poorly.

This stretch is now a dangerous choke point, as a narrow bike lane has replaced turning lanes and cars still try to jam their way through. Pedestrians routinely jaywalk and cars are routinely stuck for way too long trying to drive along a 2 or 3 block area. Whomever designed this should have their certifications revoked, or assigned daily shifts to act as a traffic cop for their dastardly creation.

- College Area land use is dominated by the university. I'm not sure there's much space for ample off-university development to really innovate urban design, though I'm certainly supportive of the idea.
- Would love a sign similar to Hillcrest, North Park, Kensington areas (not the biggest priority) - could help create a center for many small businesses.
 - *We do not have enough parks. Would be great to have an outdoor, family-friendly beer garden!*
- High density design is good as long as there is a corresponding amount of green space, park space, within walking distance provided to each resident. Policing and maintenance are mandatory in these plans. Note: during COVID. I was shocked to see how few residents were walking in their quiet areas. Walking across Montezuma, College Ave. rarely happened despite the reduced traffic. Unfortunately, people tended to stay within their tiny area which is not a good indicator of the interest that the general public has in walking. I am not sure if this was due to COVID or lack of interest in walking. Parking is super intense. Reducing the parking requirements for AD or granny flats was a flat out failure. I have a mini-dorm next door. Each of the 6 residents has a car, there is only one parking spot available, the kids try to rotate the prized position and only one of the 6 has a parking permit. I have no idea where the rest of the residents park. What a mess. Get real. These kids will have cars, irrespective of what you think. They do not walk anywhere, except from their apartments to their cars. They run for exercise but not walk to the store etc. Attractive gateways will not fool anyone. Trash cans left on streets and garbage in the streets and on front lawns, say it all.
- This plan to increase density because property values have skyrocketed since 2005 is insane. There is no way taxes, bonding, and grants can pay for the high density land development projects being suggested by the City Council and Todd Gloria. This will ruin the charm and character of the residential areas in the College and El Cerrito area.

- We need a College Area neighborhood sign like other neighborhoods in San Diego such as North Park and Hillcrest.
- More trees and more support for our great new restaurants would be nice
- I definitely think there is a potential for more gathering places for the community. Currently there is a serious lack of green spaces, but also there are several lots that are eye sores, sitting and wasting away that are screaming to be developed into public spaces (ex: the lot between the Rolando library and Ralphs- what is going on here?!).
- I would like the area to be an urban neighborhood where you walk to your stores, walk to your gym, parks, cafes and want to be here. We can be a better version of North Park that is much more walkable and bike-able
- College area should have more of a unique character. It is very vanilla compared to other major university areas in other cities. The South Campus Plaza has brought much needed quality businesses and public spaces to the neighborhood - more of that please. Want to experience places where the university and the community mix together.
- Like SDSU has done with Trader Joe's, Eureka, etc... would like to see more of these types of multi-use go in with housing above opposed to multi-family housing. The great thing about the College Area is that we can keep our residential neighborhoods residential since we have great large corridors like College and El Cajon to gain the multi-use function AND the housing functions above. Too many multi-family complexes that don't add retail or mixed use below begin looking junky, and we don't want that.
- There needs to be more park space. There is barely any to gather at, mostly only Montezuma Park. More parks would encourage children to engage with the environment as well as provide safe spaces for the community to gather outside of their neighborhoods.
- I like the idea of trees but there has to be something that can be innovative about planting trees. Planting and maintaining is cool, maybe strapping a solar panel to it for additional shade and power could be cool too.
- We need more like south campus plaza and great streets connecting

them with good pedestrian experience. Love the protected bike lanes on campus, can we get these throughout the community? Have enjoyed walking in the canyon trail between Adams and Baja, can we make more trails in canyons

- Public Playground and open green space would be a great addition and something that we are currently lacking. A great area for a playground would be by the canyon on Adams avenue between 59th and 60th
- As long as the homeless don't take over. I'm tired of going to La Mesa for dining and socializing. It would be nice to stay local I just don't think San Diego can pull it off!
- Sidewalks are good. In residential areas there are so many cars parked on the street that the streets are becoming to narrow to drive safely thru. Two cars going in different directions sometimes need to move aside for one to safely pass. Residential homes have become student housing causing congested parking.
- I gee like when you're evaluating adding a higher density to an already packed area you should plan more policing which has been and continues to be a failure.
- I'd really live to see set aside bike paths for safe cycling.
- If it's not broke don't fix it !!! We have shopping malls strip malls it's enough! Let's maintain what we have now!!
- Better lighting in neighborhoods - most are quite dark - walking at night even with dog is scary
- More open public space. Recreation like outdoor basketball or soccer. Wider sidewalks.
- Would love to see Montezuma transformed into a linear park from SDSU to ECB to reduce traffic and create a walking path. Build up node on ECB and Montezuma with condos and apartment buildings. Shrink ECB and try to provide a walking parkway to connect the nodes. Include bike paths,
- Need more of all the above
- Your survey is not taking into account the residents that would have see a negative impact from choking their ability to get around efficiently in

their preferred mode of transport(car). Yes people like trees and pretty things----but at what expense to other aspects of daily life?

- We need a community center
- While I like the design aesthetic of the new retail/residential area on College it doesn't match up with the Spanish/Mission vibe of the Prebys Center or the oldest parts of the college. Be consistent to inform the visitor that they are still on campus.
- I think the name for this set of questions is a misnomer. The College Area is actually a suburb of San Diego, not a urban setting. The residents who live here do so because they want to live in suburban San Diego. It has a unique identity because it has an almost 90 year history as the College Area, and before that, much of it as the heart of La Mesa until the 1920's. In fact, the Tubman School was originally called the La Mesa School in the 1880's, and later John Muir Elementary after San Diego acquired the eastern edge of the College Area. This part of the College Area is a hidden gem which the residents love.
 - *Lighting in the College Area is mixed. Some areas are well lit, others are not. While some residential areas have a quasi-rural feel about them, El Cajon Blvd. could use some additional lighting in some parts which are too dark at night (ex., just east of Rolando Blvd). While some areas (residential and commercial) are fine to walk without lighting, others are more suspect, and people generally do not walk alone at night in those parts.*
 - *There are some quality places in the area to gather and socialize. One example is Terra Restaurant. Others are Sala Thai, Pesto, DZ Akins, and Marie Callender's. But the area lacks for a significant cohesive quality restaurant experience, and residents generally have to travel outside of the area to gather with friends and family. It would be ideal to have other spots that were not geared just to college students. Residents generally avoid the overly loud and obnoxious environments of such places. Additionally, a quality senior center would be good to include in the area. An ideal locale would be where the old Montezuma Elementary was located. That could be converted into a joint use park and senior center.*
 - *The residents do not want high-density buildings in the area. First of all, take a look at the dorms in the photo on this page. If it were not for the color scheme, which is the probable redeemable quality to them, they could pass for Cabrini Green. People do not want tall buildings in the area (commercial, industrial, or residential). The residents also do not want a substantial increase in population to the area either. There is a quiet feel to the neighborhoods which is what attracted residents to begin with, and a substantial increase to the areas population would negatively affect the character of the neighborhoods.*

- *Mixed-Use Transit Corridors and Villages: Again, the terminology is a bit ambiguous. I am unsure what is meant by a mixed-use transit corridor. As for a mixed-use village, this sounds appealing if a common description is applied that all residents can agree upon. Removing some of the not-so-ideal businesses from the area and replacing them with "small" mixed-use quality businesses and residents could be beneficial to the area. The operative word here is small, which I would say is under 30 units, and not a multi-tower complex. I do not want to get shade due to the sky being blocked out by a skyscraper.*
- *Public Realm: The idea of wider sidewalks sounds good in principle, but there needs to be quality commercial businesses available as well as decent residents for people wanting to walk in the area at night. Since the College Area covers a large area, I would assume that El Cajon Blvd is the target for such improvements. I think this would be welcomed by the community. But again, while trees are good, large buildings are not. Additionally, while promoting walking and cycling is nice, it is not practical. Residents are still going to drive along the main thoroughfares: El Cajon Blvd., Montezuma Ave., College Ave., 70th St., and 54th St. If widening the sidewalks means thinning the streets, all that will result will be a pile up of cars along these transit routes.*
- *Gateways: This is unclear what this is. I am guessing that it is like the Kensington sign, or North Park or Hillcrest sign. These would be cool, but only if the design was upscale and not just a placard. Why waste the money otherwise.*
- *Public Spaces: Again, what are the specifics? If by public spaces you're talking about repurposing city-owned land, such as the old Montezuma school for something like a senior center, that could be good. On the other hand, if the goal is to pick some area to put an amphitheater or some other large public venue, I would object to that. For one, I don't see how this could be accomplished without seizing private land through eminent domain, then selling it to a large private firm for development. I am 100% against such uses of eminent domain, and so would be the bulk of residents. Additionally, if creating one or more large venues is part of the scope, the last thing this area needs is substantially large transient traffic coming into and out of the area for events. So while on the surface this term sounds nice, I am very concerned where this is heading.*
- I believe it is important for students to have gatherings in areas that be multi-use. For studying, exercising or for simply just getting away and relaxing.
- The All People's Church should NOT build on the land across the freeway from college.
- Again all of these updates along elcajon blvd for housing and mixed use is great. Updated walkways streets parks lighting in older neighborhoods like el Cerrito south of elcajon is needed.
- The current college avenue to 54th is a disaster. The density is too high, the height is too high.
- Reduce the invasion of college students into quiet residential neighborhoods.
 - *I was a student and graduated from State and proud of the Professors I had. IT was a great time! As a WW2 vet I appreciated the wonderful Profs. and the conversations in the Quad. They were almost all interesting people!*
- It would be good to have community gathering places that weren't dominated by students,
- The most important aspects are walkability and things to do.
- Most of our urban design is satisfactory. However, at the intersection of College Ave and El Cajon Blvd, there continues to be an old neo sign that is culturally disparaging to native and indigenous communities. If upgrades to gateways are in order, removing the baton twirler wearing a headdress is a requirement in order to be considered a community welcoming to all people.
- I would encourage the development of El Cajon Blvd. area. The area around the Vons Shopping district should be developed and could be a hub of housing and eateries. The area currently looks rundown. It could have a feeling like Hillcrest or downtown La Mesa. Right now it looks more like a place to pick up people on the street.
- Plant lots of shade trees to keep the concrete from absorbing heat.
- Register and license residential rental homes in the College area as the businesses they are. Require annual parking permits for all College area residential public street parking. Require physical police response to complaints about these addresses. Establish criteria by which residential houses can be declared public nuisances.
 - *Establish an on-line database where complaints can be filed about neighborhood services and use data to identify where police services are understaffed.*
 - *Establish a staffed police office IN the College residential area public library using funds collected from licensing and parking permits.*
 - *To reduce road and street maintenance, tie auto registration fees to vehicle weight, not age.*
- Much of the un-redeveloped business district is shabby and sketchy, lack any character. The best we have is the single neon Indian sign across the street at College Avenue. The development on campus is mostly inaccessible to the rest of the community - crowded, lacks parking, costs \$5-6 a person to ride to on public transportation and nothing exciting to visit. Campus is uninviting. Trader Joe's / validated parking garage is the one bright example of community functionality in the area.
- Need to keep family homes and family focus rather than a sense of apartments rU hour and a bunch of transient populations
- Our parks are being overrun with homeless. Clay Park is a great park but is being over run. Why is that road full of potholes? Does the massive Block60 not pay taxes. More park space would be great. I am glad SDSU got new restaurants and a Trader Joe's but I don't shop there, its inconvenient for parking and too
- Create larger/safer walkways along Montezuma to increase foot traffic to businesses.
- I like wider sidewalks, but not at the expense of lanes of auto traffic. Are wider sidewalks code words for removing auto lanes?
- Traffic calming measures are needed on arterial streets, including Montezuma Rd, College Ave, and El Cajon Blvd, to make streets safer for all users. More vibrant streets and better lightening would also make College Area safer, especially for young women.
- Unfortunately, SDSU's character overwhelms the area along Montezuma and College. The community plan has an opportunity to promote more diverse architectural styles by not being prescriptive. Let the identity of the area evolve from SDSU's stranglehold on character.
- I don't think communities should be "designed." They should be allowed to develop and grow organically.
- South Campus Plaza is cute, but should have been at least 15 stories high, maybe 20, offering much more affordable housing and room for small shops and eateries.

7. Please elaborate on any thoughts you have regarding economic prosperity in the College Area:

- Economic prosperity will come to the college area when a diversity and a quality of commercial enterprise is encouraged and developed. There needs to be an evolution of uses from car centric services, fast food, quick cash, take out liquor, six hour motels, homeless crash lots to a better mix and a limit to some uses. Human services for those who want help and opportunities for young start up enterprises. It's not that the enterprises we have are not correct it's that there are too many of one thing which impinges on diversity of entrepreneurship.
- SDSU and current businesses are sufficient. We need more housing for students to stop taking over family houses, which could house working families who would stay in the community for life.
- Sorry, the map is unusable. And will skip.
- I think SDSU is the largest business we need in our area. Unless there is a vacant large lot or commercial area. I say no
- We have too many smoke shops
- NA
- What a better place to support start up businesses than near SDSU where there is a great Business program. Students can put their degrees to good use. Right in their own. Community.
- My husband and I absolutely love going to Eureka for dinner (Pre-Covid) and then going to a game or concert at SDSU. We love to shop at the Trader Joe's on campus. It would be wonderful if this could be replicated throughout the area. SDSU has created such a lovely space for the community, it would be great to see it expanded throughout the neighborhood.
- The College Area does not really have any favorite community gathering spaces. Most of us gather at each other's homes because the restaurant scene is so grim in the College Area. We have great restaurants, but most are not particularly suited for a group dining in.
- ack - the maptionnaire is janky. My favorite businesses include Grocery Direct/Sang Dao, Living Room, and stores on both sides of college @ El Cajon blvd
- We need a co-working space!! Maybe two or three....
- I have never received any notice of lectures or intellectual presentations open to the public at SDSU. The only things I read about are athletic events.
- I want to support College area businesses but often end up shopping in Del Cerro due to quality of experience
- I do not have a favorite local business since there doesn't seem to be businesses in the same class that you would experience in other neighborhoods of San Diego (Northpark/Southpark/Little Italy/ etc.) We need more diversity than just fast food and automotive repair.
- Way more can be done to bring SDSU and the jobs and ideas it develops into our surrounding community.
- Would love to see more artists and creatives moving in to the area. Small stores, community centers, and restaurants.
- Again, improving other aspects of the neighborhood will improve its economic prosperity. I would love to see more local businesses; currently there are not a lot that appeal to us, so we travel to spend money elsewhere.
- There are a lot of great things happening at SDSU but it is extremely hard to get to it from the surrounding neighborhoods. Infrequent bus lines aside from the 215. No protected bike lanes. Narrow sidewalks. Also there are really no community gathering places in the neighborhood. Way too many vacant buildings.
- Most of the businesses are old and run down. Vons grocery is horrible.
- Art space for people to gather and create.
- We have no gathering places here. We have no sense of community here. We have old disgusting buildings with no street/curb appeal. It would be nice to have a design theme for the area. Now we just have old broken down buildings. SDSU doesn't really reach out to the townspeople and try to include them in their facilities- for example joining Peterson Gym.
- The lack of any actual "town and gown" relationship between SDSU and the surrounding neighborhood is appalling. When students live in the community, their mini-dorm slumlords encourage them to foul the neighborhoods. The only businesses that seem to take pride in being adjacent to SDSU are liquor stores and bars. There could be a great blend of university and community if motivated people took an interest in making it happen.
- I wish you would stop using the word 'feel' and replace it with 'think.' It is driving me crazy.
- WOULD LOVE to innovate on the typical strip mall plaza set ups. Is there a way to retain the utilitarian value of parking spaces but also create spaces to gather and sit outside? Can we have coffee carts, seating areas or art to make these strip malls less ugly? We have a lot of strip malls with ugly signs and empty parking spots.
- If you want economic prosperity in a community, you need a mix of residence. Students are very poor. As long as you attract party minded unleashed students into an area you can kiss economic prosperity goodbye. It is the more mature students, working class and elderly residents that actually spend in a community. You must appeal to all. So take control. We love the University atmosphere, as well as the students. We love the sports and the campus. We support the campus and its aims. We need to be treated with respect.
- I have made my point. Elimination of parking requirements, allowing additional tiny residences on SFD lots, and increasing high rise development is insane.
- We love Duet Coffee and are so glad it came to the neighborhood. Alforon is also a big favorite of ours, along with Tokyo Sushi. We'd love to see more shops like Melanin Made.
- I think our neighborhood has huge potential when it comes to small/ local businesses, there are so many! However, the aesthetics/aging of the "plazas" and stretches of El Cajon Blvd feel like a deterrent. Some of this obviously has a lot to do with the building owners, but could be a good time to encourage small updates (paint!) and general curb appeal.
- Love these ideas. This should be more vibrant. Look at CU in Boulder, CO. The university is an asset to the surrounding community with shops, cafes and fun things. I do like the free bowling at SDSU for families in summer and the Aztec Aquaplex

- Encourage small local businesses and not just ones that cater to students. Other university areas across the country also attract chains that are frequented by young people, that doesn't happen here. Independent bookstore?
- With such a mass of young people here, why do they need to go to North Park or Little Italy to shop/eat/drink? Bring some of that to College Area.
- There are already plenty of small businesses on El Cajon. Those need to be protected so that the people who live around there have local/non corporate options to shop and eat at, as well as so that local families (which are often multicultural) can continue self-employment and people of color can succeed.
- We have the benefit of Sdsu in our community and need to build off that
- Fewer smoke shops and car dealers. More restaurants, a bakery, and family friendly businesses!
- There needs to be less building in this already dense neighborhood. This is not a plan. This is how can we destroy your neighborhood further?
- Stop trying to make changes that cost more money! Let's maintain what we have here now (growth is costly) you end up with more homeless and begging!
- Feel we are already striving toward this...we are very lucky to have SDSU as partner in this community
- I think we need to continue to put the health of our citizens over our businesses. We should, in the future, close down streets and hold public health events. These would be similar to the "CicLAvia" events in Los Angeles.
- SDSU and Moxie are the only existing cultural locations. Decrease car-centric businesses. Coordinate with SDSU for gallery and workspace on SDSU for art and music. Encourage live music at venues with the room (Black Market, Penelopes)
- No more "massage" locations
- Again you are loading the questions towards a vision that assumes people will be supportive of "progressive political" views of the future-- -I am not drinking the Kool-aid!
- More sustainability and local integration of residents inside San Diego county
- Revitalize El Cajon Blvd.
- It would be nice to have a pedestrian friendly public square bounded by restaurants and local shops that can house sculptures by local artists and host farmers markets and beer gardens etc. See Knoxville, TN
- Since I'm self-employed, I cannot speak specifically to the job opportunities in the area. However, it does appear that unless one is employed by SDSU, the types of work available in the area is not necessarily high paying jobs.
 - *As for essential services, there are very good grocery stores in the area, for which I am grateful for. The nearest hospital is Alvarado. Unfortunately, it is a for-profit hospital, so one has to be careful utilizing their services. Kaiser is in nearby La Mesa, and so is Grossmont Hospital. I cannot speak to daycare services. I have noticed that residents with small children are often seeking babysitter assistance. I find that most of the services are nearby. They are not necessarily in the College Area, but they are close.*
 - *Community Craft: I think it would be great if more so-called community craft businesses sprung up. If they could replace the payday loans shops and dive bars, that would be a significant improvement to the area. Keep in mind that such businesses would not necessarily provide high paying jobs, but they would add to the character of the locale.*
 - *Local Businesses: Again, this would be a highly favorable improvement to the area. Places with outdoor dining would be excellent. However, I do believe that El Cajon Blvd. would need to be cleaned up quite a bit to attract and maintain thriving businesses, especially for outdoor dining. Think about Orange Ave in Coronado or some of the dining available in Birdrock. It's actually nice to dine and look upon the street. The boulevard is not too attractive at present.*
 - *Cultural Institutions: It would definitely add to the community if more cultural opportunities were made available to the residents. I do believe that SDSU needs to significantly reach out to the community more if this is a topic they truly want to offer. I believe that SDSU has been detached from the community and its residents for decades, and has been too self-absorbed with their own agenda. It would be good if other private or public institutions could pick up the slack to offer cultural exchanges with the residents.*
- *Anchor Institutions: While there might be a positive economic effect of SDSU to the College Area, the questions are by how much and in what areas? For example, setting up a start-up tattoo shop might benefit students and young people that want body art, but that is a very limited business compared to a grocery store (e.g., Trader Joe's, Vons, and Ralphs). A hookah bar might seem chic, but a mid-range priced sit down dining establishment offering good cuisine could provide more vitality and economic trade (e.g., Pesto, Living Room, Terra American Bistro). So while I am very much in favor of quality establishments in the area that can serve the residents and provide economic vibrancy, I just don't see where SDSU has warranted the acclaim so many seem to attribute to it. Many residents would offer the contrary perspective that SDSU is more of a taker than a giver, and is less interested in welfare of its surrounding neighborhoods unless those neighborhoods can offer them something of value.*
- There is nothing around here for businesses of any quality.
- SDSU has historically sought to wall itself off from the surrounding community. While a certain amount of economic growth has emerged to serve SDSU, an improved relationship could greatly benefit both the university and the community.
- We need more healthy options like Trader Joe's, tender greens, Mendocino farms, specialty shops like book shops, office supplies, coffee and local brewery options.
- Please avoid more cookie-cutter strip malls.
- SDSU does not create economic activity. SDSU merely transfers the economic activity of other areas (parents) to SDSU (students) and also burdens students with future debt. SDSU needs to reduce costs.
- Increase time Professors spend with students. REDUCE Teachers Assistants. Make Professors work and reduce paying for Assistants.
 - *Students deserve the best, not the cheapest!*
- Community feels prosperous, lots of businesses to choose from
- Do not encourage increased influx of SDSU students without holding them to the same standards as local residents.
 - *Establish criteria by which public residential streets may be privatized by consensus of residents.*
- I work for a large corporation, not really a place to open an office in the area.

- I like the map idea, but because the base map lacks landmarks I can't locate anything on it.
- Can't really think of a community gathering area besides the library, that is something that should be easy with the campus, but I can't think of a place that we've ever "gathered" for anything in the community.
- Its hard to grow an overpopulated business district that should serve students. Move the restaurants away from SDSU. Those kids really shouldn't be paying that much for food. New spaces need to consider covid outdoor spacing considerations.
- This is mainly a residential area. I favor retail businesses that serve the daily needs of the people living here.
- California is anti-business, over regulates and taxes businesses. To promote business and stimulate revenues, we should creatively remove and reduce regulations wherever possible by declaring the entire area as an enterprise zone. Let our fellow citizen be free to pursue their businesses.
- The addition of the South Campus Plaza and Trader Joe's was a step in the right direction. This doesn't mean bigger is better though.
- College Area has failed to leverage the presence of SDSU in its community to increase economic prosperity. The lack of hospitality options means SDSU students regularly venture out to other communities, such as North Park and Pacific Beach, to spend their money there instead of in College Area.
- SDSU should absolutely be capitalized on, particularly in the high tech realm. We need more incubators for graduate work and start up businesses in high tech fields.
- Plenty of open space on campus which should have more public use.

8. Please elaborate on any thoughts you have regarding existing parks within the College Area:

- There are not enough green accessible spaces in the area, no places to take dogs, no places to go on a picnic except the SDSU campus
- The only park we can walk to is Hardy joint use which really isn't useful as a community park College Area does not have parks!!

- badly need good walking paths that are suitable for seniors, those with disabilities and people of all ages. Love the walking path at shelter island, wish we had something similar in our own neighborhood.
- We need more parks! Lots of young families in the area
- Parks are often overrun by homeless encampments which cause people to not want to go to them. That issues needs to be part of the plan for any of these other improvements to have impact.
- no thoughts
- Add more trees.
- I support attractive lighting, but we do not need anymore light pollution. All lighting options should take into account how it will add to the light pollution and their should be strategies to limit it. Everyone is installing these highly bright LED lights and adding so much light pollution.
- San Diego has lots of beautiful native plants that would benefit the ecology of the area and serve as foliage
- A supervision of homeless people approaching others trying to enjoy the College area's would be nice.
- It is always a great idea to improve or add new parks especially with the great weather we have here.
- It would be great but there would need to be constant patrols and security in any such parks, as well as constant trash pick up. Everyone will use this park because it is a public park and everyone should feel safe there.
- We need restrooms. I don't care if they require maintenance or will be misused. The lack of public restrooms in this community and at the parks doesn't work and is unsanitary. I will not trade public art, interpretive signage, paths that lead nowhere for space.
- Again, joint use parks are not what I would call parks. We have no parks with restroom facilities and Montezuma Park isn't really a park, but a green open space.
- more please
- There is a need for bigger parks on the east and south sides of the

college area

- harriet tubman park has been a great addition, there are several other green spaces that need improvements or general maintenance and security ie clay park
- I like that we do have a park in walking distance from our home, that is well maintained. However since it's just an open grass area, it leaves a lot up to interpretation, which often results in sketchy activities. With more specific designated park areas (dog park, workout trail, playground, etc) it seems to change what the park is used for and cut down on illegal activity.
- Anything will be an improvement. Homeless population is always an issue.
- Off leash dog areas mean poop and dealing with dogs who don't know how to interact with kids. Language Academy joint use park is useless unless you are in a sports league - need to open it to public use more often..
- We need Waaaaaaaay more parks in our neighborhood
- There should be more "micro" parks scattered through the neighborhoods. A dog park would be great for the community as well.
- Please explore options for micro parks at 54th / NewMills, also between 5867 and 5925 Baja Dr. and finally between 4751 and 4727 Ashby
- I wish there could be a park smack dab in the middle of the El Cerrito neighborhood. We have a lot of kids and always have to drive to a park. I will not take them to Clay or Tubman, too many lurkers and homeless/mentally ill folks and not enough upkeep.
- I would love park space, but I am worried it would be taken over by the homeless like it is now.
- more pocket parks within residential areas
- More green space and park areas would be awesome and could go hand in hand with supporting the environment and being energy efficient.
- There are no parks servicing large parts of the College Area, forcing residents to travel to other parts of the city. We need more parks and open space. How about somewhere along El Cajon Blvd. in teh western

part of the district? (All current parks are in the eastern part.)

- Absolutely not enough parks in the area. Joint use parks are confusing and not welcoming. The sheer amount of empty parking lots along El Cajon could be easily transformed into welcoming public parks.
- Language Academy is always locked
- I leave to area to go to parks
- Montezuma park is disgusting. There are homeless people that live there and make the place stinky and I never want to go there anymore. The homeless living along the postoffice and RiteAid pharmacy are disgusting. They also live around the college library and make me not want to go there. On a good note the new park at Harriet Tubman school is very nice and many people enjoy it because it's neat and clean.
- There are no parks in this area that I feel safe in or that I would take my kids to. When they were young, we trekked to Kensington and elsewhere. Using the Hardy fields as a dog park is also unhealthy for the students -- my kids were unable to play on the playground at times because of the dog waste there. Homelessness and dangerous people in the existing parks make them unsuitable for their intended purposes. The city administration and police department do nothing to protect the taxpaying and law abiding citizens from the dangerous and deranged elements of society. This is a disgrace!
- As a resident of College West these parks do not offer me any benefit. We rely solely on the SDSU campus for open space and recreation.
- they are not safe. I never took my children there.
- There aren't much. Parks would be more successful if they were within walking distance of a coffee shop or other small businesses.
- Shared use parks are OK. We need lots more!
- The San Diego Police Department will have to build a station to adequately patrol all those parks or we will be overridden by crime.
- I am a 20 year resident. Did not know that these parks were open to me. Have always felt that we were trespassing when using them. They are also not open during school hours, correct? Signage should reflect the joint use. Especially at Hardy.

- I know we don't have much area for a large park or green space, but it sure would be nice! The Montezuma park seems a little sad, there could be some fitness equipment, a small swing set, etc. Some sort of activity other than picnic tables. We are lucky to have moved next to Tubman and the joint use field opening up. I know Sunshine Park is not in our territory, but we often drive by dreaming of what that could be!
- We desperately need a park and dog park
- We enjoy walking through the canyon from Adams to Baja. Can we have more trails through canyons that connect areas? Also make them accessible for bikes
- Not comfortable with the parks within walking distance to me - homeless tend to use as their own, feels unsafe or not well kept.
- Many end up being overrun with the homeless community and feel unsafe.
- The examples offered are uninspiring and don't seem to comport with the other goals mentioned in this survey; they are good examples of why climate-change sensitive improvements are needed.
- I love the idea of picking in the park but how do you keep the homeless out?
- No insurance for city parks if you get inj
- Poor or no lighting after dark, homeless issues (living in park), no dog park areas
- Update basketball courts and provide more walking paths
- pocket parks are essential with increased large housing units. single family homes typically have some green space. Little chance of adding large amt of park land, so invest in pocket parks, bump outs, empty lots, easement usage, etc.
- Too many homeless people to enjoy Clay Park
- Lighting needs improvement especially for security vis a vis homeless and proximity to el cajon blvd
- Skatepark and walking paths with good lighting. Place parks so their paths can be used to move from one part of the community to another.

Example. Walk through the park to get to a pub or cafe. .

- Make them the most sustainable possible
- We need a dog park in the College Area!
- Parks are great but if you can't keep the criminals and homeless out they are useless to the community
- I love most of the ideas presented in the pictures. Park space with grass and trees, as well as really nice decorative, efficient, and effective lighting would be great. A leash-free dog park would be spectacular. The area definitely needs more green.
- The built-out nature of the community means that no new parks will be built. Thus, alternatives should be explored, including: converting Montezuma between College and El Cajon into a linear park; providing hiking trails and off-leash dog areas in open space areas; and SDSU inviting more passive and recreational uses on campus.
- The current LED street awful. Terrible. SDSU needs more buffer area to the community.
- No parks in the El Cerrito area
- THANKS FOR ASKING!
- Picnic areas seem to promote homelessness and crime.
- We need safe public restrooms at our existing park and joint use parks. We also need more park land. I recommend that the canyon walk way at Adams Avenue and Esther, and another small park at the City Owned property on the West Side of 54th Street near the New Mills intersection.
- College area does not belong to SDSU.
- Generally a lack of any usable open space in the community. Most people travel to distant locations. Lack of safe walking areas/trails.
- Get us parks, keep the homeless exposure lower. Clay Park is pretty dark at night, openings for crime.
- Convert Montezuma park to a full time dog park with better lighting and monitoring.

- There are ZERO walkable parks west of College ave along El Cajon. It is a city planning failure.
- We have way too few/little parks. We need to buy the little remaining area to create more parks.
- Would love some adequate lighting in our neighborhood (4600 block of 59th St)
- The community needs a new park that is more accessible and central.
- I don't know how to access the joint use facilities at all nor do I even know where Montezuma Park is.
- We need a park or greenspace in college east.

9. Please elaborate on any other key public spaces not listed above that you may like to see within the College Area:

map unusable. will skip

- the Kroc Center is nearby the area and serves the purpose of an activity center and pool
- The homeless population around SDSU campus. How aggressive they are.
- Along with those spaces we need some parking for those who don't live within walking distance.
- If you invest in this, please ensure safety for everyone.
- While Promenades are beautiful, they are not usable open space.
- ack! the map pin feature wouldn't work on my mac laptop
- Walking spaces through some of our canyons would be great!
- I would live public space as long as it does not attract the homeless
- have added my comment with the pin
- These would all be nice.
- It would be nice to have such areas, but the fact that our existing open spaces are fouled already, why create more areas that would merely attract undesirable elements and not be properly policed? If the city

can't keep drug abusers and prostitutes from using the streets and alleys around this community, what makes anyone think there would be an interest in properly maintaining and safeguarding additional public spaces?

- I rather like the pop-up spaces for shopping etc,
- A public garden would be an amazing addition to a community that has reduced options for healthy, organic food.
- Shrubs and flowers and trees only
- Please add more public gathering spaces
- can not place pins. Use existing school facilities for public. Joint use park with sdsu. rezoning to allow 5 pocket parks scattered in college area.
- The promenades would be nice but also homeless magnets
- Please make these spaces as sustainable as possible
- Community Center with a variety of meeting spaces
- Overall I like many of the ideas presented here. I don't know how this can all be accomplished since there is very limited space.
- With the funds of the development discussed earlier, we could move the through traffic in El Cerrito underground and build local traffic and pedestrian friendly community center.
- doesn't really matter
- As noted before, the College Area's built-out nature makes any new park development impossible. The focus should be on promoting urban plazas at a linear park on Montezuma between College and El Cajon.
- We have increased public workers and will continue to WASTE our taxes until we completely ruin ourselves!
- so many homeless people make open spaces unpleasant
- Shaded outdoor seating areas in strip malls and apartment complexes.
- Walking trails (maybe in canyons?) for walking and connecting community areas.

- We have a community pool that nobody knows about...
- All of these spaces are available on campus.

10. Please elaborate on any thoughts you have regarding Parks and Recreation as it relates to the College Area Community Plan:

- Joint us especially Hardy don't appear to be public parks and aren't when school is in session. Can't even see there is a park at Hardy. Open space must be created in canyons or by razing some existing structure to create park space
- There needs to be more neighborhood parks. Schools are not parks
- Hardy has a great space with a lot of opportunity.
- parks are important and there is always an issue with the homeless also wanting to utilize parks but on a more permanent basis. This often puts families and young people off so they aren't being fully used by all the community. Without taking into consideration the homeless pop. around the college area, solutions can't be fully realized.
- Monitor and reduce the homeless population around the campus.
- We love using the SDUSD joint use parks. It's already there for schools and the families who live around there.
- Let's be honest. The city doesn't have a very good track record of maintaining their properties and communities. My street looks like landmines have hit it in several areas. The streets that have been repaved in recent years are now showing huge wear and tear. In the summer, the landscaping around the public schools often are left alone and the lawns and hedges become overgrown. There are parts of the greater community with more than a foot of trash in their gutters. Will there actually be a commitment to maintain any of this in our communities or will they soon become an eyesore like the old Qualcomm Stadium or Sports Arena became?
- I place a high value on more park space. Also, SDSU needs to increase park space for the public instead of continuing to build over its open space.
- Love anything that helps neighbors meet and connect. The strength of

any community is built on people knowing and caring about each other.

- Need Language Academy joint use park open to the public, not just sports leagues! The playground goes unused, as does the field, most of the time. There are so few parks in this area there is little to improve - we need more well-lit public park spaces, as well as ways to make sure that they don't get taken over by homeless encampments (a frequent problem at Clay Park in Rolando).
- Walking trails through some of our canyons would be wonderful!
- We need more parks and public spaces! This is a dense neighborhood with lots of residents, with WAY fewer parks and open spaces than many other parts of the city. Space should be found to open up and make public areas.
- do not sell land to private parties.
- The area is in desperate need of more outdoor recreation space. Mini parks is a start. Connecting the canyons to campus with interlocking trails would be great. More public space with greenery incorporated into commercial buildings would be great as well. Improving the existing trails in the canyons, assisting homeless people out to make it usable for recreating.
- Actually make sure the joint use parks are accessible to EVERYONE.
- All of the canyons in the area must be preserved and not disturbed.
- I just think the El Cerrito neighborhood is a park desert and it would really benefit from development of some community spaces.
- Parks and Recreation not only encourage an active lifestyle but they also discourage crime. I would like to have a park in the community that hosted live music concerts during the summer.
- Don't open any new parks that can't be cleanly and safely operated.
- I do not like Public/Private opportunities. A 10 minute walk is about as far as a mother with a child in a stroller or a senior should be asked to go. It needs to be well lit and maintained, with portable restrooms at the very least. No homeless visible after 9:am or before 9:p.m. I really do not like joint use facilities. Mothers with young children cannot access during school hrs. Bad idea.

- Make the most of the canyons, protect them but allow use
- Please add public space in the canyon on Adams Ave between 59th and 60th st. We would greatly benefit from a playground!!!
- It would be nice if our area became a destination like downtown La Mesa, Little Italy or even Liberty Station
- Just add more shrubs trees and lights
- We have no available open space within the community, so new construction will have to provide.
- More green
- Expand on joint use opportunities with SDSU
- Existing Parks: Upgrading existing parks with lighting, landscaping and other amenities would be an excellent idea.
 - *Smaller Park Site: I am all for increasing park space. However, I am not for it if that means using eminent domain, especially on residential property.*
 - *Expanding joint-use parks would be an excellent idea.*
 - *Private/Public Opportunities: This sounds like a good idea, but if it means utilizing eminent domain, I am against it.*
 - *Access to Parks: Access to parks within a 10 minute walk is fantastic. I am not certain what that means, other than adding more parks, but it sounds good on the surface.*
- WASTE NOT WANT NOT!
- The Pin feature isn't working. For some reason I can't get it moved to a location where I want it placed.
- I love the idea of the mini parks.
- Existing parks are not used because of uncontrolled criminal activity, poor lighting, homeless use, and lack of supervision. Provide daily drive by.
- There are few open space areas. Two identified on maps are somewhat "landlocked" by private land but could use restoration, possible public access. The riparian corridor and slopes south of Monezuma and around fairmont are choked with invasive plants, harbor large homeless

populations (in a bad sense with regular crime and wildfire issues) and are generally not useful to residents or wildlife in their current state.

- Just work on homelessness control. Produce some police/community interactions.
- More grassy/tree filled parks!
- El Cerrito is desperately in need of park spaces.
- We need more parks.
- Again, SDSU space should be better used.

II. Please elaborate on any thoughts you have regarding Mobility as it relates to the College Area Community Plan:

- for the moment providing convenient housing does not decrease cars... Minidorms with ADUs can and often do have 8 bedrooms, shared, no parking required, and virtually all students bring cars. Parking must be provided, parking garage in commercial area if necessary. All these depend on where in college area. near univ. public transit available... much of college area does not have good public transit in convenient walking
- new bus stops without curb cutouts for busses to stop without bringing vehicle traffic to a halt is a disaster and has jammed up our streets. Our planning department is a disgrace for allowing this to happen. They have wasted millions of dollars worsening vehicle traffic in the neighborhood. traffic lights are not coordinated, the streets are a big mess.
- no thoughts
- Cars are important. Do not remove lanes.
- The safe streets that they implemented in my community on Saranac was a disaster; it was so unsafe forcing drivers to swerve into incoming traffic and cut us off from the main access road in and out of our community. It was so inconvenient and forced a horrible situation for us that live in the area to have to deal with.
 - *Take terrain into account when saying an area has access to transit. I have to walk a half mile away from transit, then back around and then navigate a massive hill to reach the trolley. It is not convenient in any sense since the trolley is at the*

bottom the the valley and the homes are on top

- NA
- We need to give a major facelift to College Avenue highway 8 on and off ramps and the surrounding roads. This has been an eyesore especially knowing how much out of state tuition people pay to attend SDSU and they get to see crumbling roads and weeds. I drive that area all the time and it's too tight and old. We need more lanes and it needs to be safer to walk through there. Plus the damage to cars because of all the potholes.
- We don't have any parking to lose in order to create larger bike lanes and wider sidewalks. Try driving over 8 on College at 3 pm when SDSU is in session. Even buses get stuck in these traffic jams. Traffic is horrible. And my concern is that the city will rip out all existing single family homes and make big ugly apartment complexes instead. We can have both without destroying the existing family atmosphere of the community.
- The existing transit system is extremely inefficient. It would take me an hour to get downtown by transit, whereas it takes me 17 minutes by car. I don't have an hour and a half to spare in my day to take transit.
 - *I don't like separated bike lanes. I believe separated bike lanes create more problems than they solve by creating conflicts with a variety of users and leaving few ways to escape conflicts. I am supported of bike lanes separated from traffic with painted islands. I would like to see the bike/bus route along El Cajon Blvd expanded east to the City limit. I would also like to see parking removed along Montezuma to facilitate safe cycling. Further, I would like to see Montezuma east of College reduced to one lane in either direction with a pedestrian promenade on both sides and bike lanes with painted separations rather than physical barriers for separation.*
- I'm all for carpool lanes and such, but just don't think there's much room for them to create impact in this area.
- Not safe to bike in area. Walking is a risk on busy streets. I rarely use public transportation. Used to use trolley to get to Qualcomm. I have lived here for 35 years and have never taken a city bus. I moved here from Seattle where I regularly rode the bus and still do when I visit there.
- 54th from El Cajon to Montezuma needs to be repaved. Also Collier from 54th to Austin Drive needs to be repaved. Horrible roads, disgraceful.
- We need more bike routes and bike lanes. Please no new mini-dorms...!
- I think College Avenue, ECB and Montezuma can do a WAY better job of encouraging safe bike riding. I would not feel safe letting my 11,9, and 5 year old ride bikes anywhere near these areas, even if supervised. We only stay to internal streets and even those can get suspect.
- We have many, many seniors/retirees who cannot be expected to use bikes for transportation. Perhaps consider neighborhood mini-buses or trams?
- This is a decently networked area for public transportation and cars. What we really need are reasons for residents to stay in our own neighborhood and spend our time and money here instead of traveling to other, better served neighborhoods!
- Protected bike lanes and dedicated bus lanes are more important than carpool lanes. Increased and easier public transit access from the surrounding neighborhoods to SDSU and connection to the Green Line trolley. Wider sidewalks, more crosswalks with pedestrian bulb-outs (like in Golden Hill).
- On my cul de sac (Adobe Dr) due to building on the split lots which have taken place there are now an allowable possible 40 parking passes issued...for a CUL DE SAC. Students ALL have cars...anyone who thought they didn't, didn't do their research. They number of cars parked on the streets has impacted everything from traffic to trash pick up. It's gotten rather insane.
- This section doesn't really apply to me as I work from home and have reliable transportation. However, I do have elderly neighbors who rely on public transportation and believe the current transportation methods are sufficient. I would love to have a subway system like BART.
- I never walk in this area. It is too dirty and scary. The homeless people along El Cajon Blvd make me not want to get out of my car. The lighting is poor and there isn't really anywhere to "go" anyway. If there were charming buildings and even twinkling white lights (like they have in the village in La Mesa) that would be appealing. I never take the bus in this area. I do take the trolley one or 2 times a year though. And i feel safe there.
- The dumbest transportation issue is that multiple lanes going down Montezuma and Collwood are compressed into a single lane CHOKING POINT moving toward Fairmount north. I can't believe so-called engineers or traffic specialists spend years and millions of dollars "re-designing" these roads and their only solution to reckless endangerment by maniacal drivers during rush hour is to install a few flimsy plastic posts (which are broken off faster than they can be replaced). I'll bet if any city "leaders" had to risk their lives and the lives of their children commuting down that hill during rush hour, the problem would be solved pronto. As for public transit, who in their right mind would take their families onto the trolley and buses if they had another option. The public transit options are filthy and crime ridden.
- Protected bike lanes and wider walking spaces with shade and landscaping.
- This question is so difficult to answer as COVID has significantly changed the traffic patterns and congestion on our streets. I would feel much safer bicycling and walking on Montezuma, Reservoir and College Ave. El Cajon is still too busy to bicycle on. Freeway access is so much easier now. What will the future bring post COVID. I have two family members that are working for companies that have switched to remote working patterns. They are subletting their commercial spaces and do not intend to use them again. What percentage of the classes for Juniors and Seniors are going to be conducted on line rather than in person? Will the kids no longer need to drive to school each day? Maybe they only need to go to class twice a week. This will have a huge impact on traffic as well as housing.
- Please fix the mess we have going west bound on Montezuma to Fairmount Blvd. We need Lighting and sidewalks. Too many pedestrian injuries & deaths have happened. How many more injuries & fatalities do we need before we make these needed improvements? The street hillside as well as Montezuma presents a very poor "welcome mat" to our community.
- Going from College Area down Montezuma to Fairmont and onto the 8 is a real tangle of traffic every morning. Reducing traffic in that area would make a big difference.
- SDSU area more bike friendly with safer bike lanes, and installing

bike lockers to prevent bike vandalism. SDSU itself needs to provide resources and encourage biking on campus.

- Mobility of the college area is only around the perimeters and most streets are quite steep hills making biking impossible. Adding mobility that goes thru the college area would help as well as sidewalks on both sides and road repair throughout the neighborhoods are all much needed. We have reported serious road repairs for several years that have fallen on deaf ears at the city. That is a starting point, because those of us who live in these areas and pay taxes and own property here should be able to walk and drive on our streets first and foremost.
- We do not feel safe walking around SDSU and the areas with hundreds of homeless people allowed to live all over the area.
- I would love to walk more, but traffic, ambiance, and lack of lighting doesn't make it enjoyable to walk to our local shops and restaurants.
- More EV charging stations and protected bike lanes (like those already on campus)
- Mobility is not terrible, but it just needs to be safer. Walking areas are not well-lit.
- It's hard to discuss mobility without getting more specific to distinct areas of the map.
- Once the pandemic subsidies, more people will use lyft and Uber to go out, hopefully places will require fewer parking spaces leaving more room for public spaces and promenades
- I think this community has the potential to be very bikable. I bike commute regularly and think I'd see more bikers if there were safer bike lines separated from traffic
- Don't waste money keep what is there and add more stops for buses and trolley
- More free parking for vehicles
- Decrease traffic, road diets, traffic circles to slow and reduce traffic in the area. Link local student apartments offering van service, with elderly support, SDSU vans, and grant money to fund trolley services within the college area to serve the business community, elderly

residents, students, etc.

- All the above is sorely needed! Especially Mohawk and Saranac streets
- PLEASE BUILD MORE INTEGRATION WITH OUR PUBLIC TRANSPORTATION! We are sitting on a gold mine (the trolley) and we need more economic programs that will encourage citizens to ride it. We need more safe bike lanes because it is disastorous riding bikes up and down the hills with cars going 40-50mph.
- Develop solutions to the traffic jams at College Ave. and Alvarado Road/ Canyon Crest
- This one has so many facets to it, but I will give it a go.
 - *I haven't ridden a bike in years, but I always felt safe riding one in the area. Transit is somewhat convenient (I am assuming this question dealt with public transit). The trolley is a bit out of the way. For SDSU students, it is convenient because they have a station on the campus. But where does one park to get on the trolley? As for the bus, there is a bus stop about half a mile from my home. But most of my driving is outside of the College Area, so it is not convenient to take the bus. I've generally felt safe taking public transit, though I do so very rarely.*
 - *I feel safe walking in the College Area. I mostly walk in my neighborhood. Walking along El Cajon Blvd from College Ave eastward is fine. I would be more uncomfortable walking westward toward 54th St, especially at night.*
 - *Generally speaking, there is sufficient parking for me to park while shopping or going to a restaurant.*
 - *Shorten Commute: Allowing new housing near SDSU sounds good on the surface, BUT, what does that mean? Does it mean more skyscrapers? No, I would be against that. Since the housing is near SDSU, I assume that such housing would be geared towards students. So much for so-called affordable housing for residents then. And, what does "near" mean? One block? Three blocks? Half a mile? One mile? If you go half a mile from SDSU, you are in residential areas. So by adding more housing, and assuming that means multifamily housing in single family neighborhoods, I would be against that.*
 - *As for promoting bike lanes and expanding sidewalks, that seems fine on the surface, but this seems to be catering to the SDSU crowd. What about residents? If you "deprioritize" parking, do you mean that parking for local businesses will be harder to find? What about parking in front of my home? Case in point, I probably only go downtown to dine (pre-Covid) about once a year. The reason is due to insufficient parking. The parking that is available is ghastly expensive. So I just go to other parts of the county to eat and I avoid downtown. If you want to*

deter business, make it difficult to find parking. I personally am against this.

- *Intelligent Transportation Systems: Again, this sounds good on the surface, but what does that mean for me practically? I think providing an example would be good, and what the cons are if this were implemented.*
- *Flex Lanes: This might be useful in some cities, but not here and not in the College Area. Aside from students, area residents typically drive "out" of the area. They do not carpool. So, by creating more obstacles for the residents, this would actually create more of a burden to the community and not a benefit.*
- The bike lanes are BARELY used at all and just take up space and create extremely dangerous driving challenges especially going down Montezuma to Fairmount Ave.
- Extend bike lane on College between El Cajon and Montezuma.
- Thank you for the opportunity to express my antiquated views.
- I almost never see cyclists using the bike lanes on Montezuma - they are wasted space.
- We have good public transportation options.
- I wonder how many people have commutes that are within the confines of the College Area community. Personally, my work is in Poway so I wouldn't benefit from local improvements to commute times.
- El Cajon Blvd west of Montezuma Rd is unsafe to bike ride. Also, walking up the west side of 70th street to get to the Trolley station does not offer a full pedestrian side walk
- More housing near the college will only benefit college students and landlords.
- The non-residential areas along the El Cajon Blvd. corridor are a huge pain to access. In a car there is heavy traffic, a bit far to walk, public transportation is certainly available but expensive and time consuming for short hops.
 - *In other cities I've seen hyper-local bus fares/passes where residents can use busses/trolleys to move about in the community for free/nominal fare. For example, you could maybe ride buses with a hop-on/hop off service along El Cajon Blvd. corridor or into campus for \$1, but pay full fare for anything beyond to promote local access and movement and reduce the high volume of traffic of people moving across our mostly linear community for a quick trip the the grocery store or to*

eat dinner. I rarely use our community businesses because it's inconvenient and expensive.

- That marked bike path at the SDSU transit center is directly under a sign that says no skateboarding or biking in the transit center? Which is it? I am a pedestrian with disabilities. I prefer people to observe the no bike/no skateboard rules but your signs are contradictory.
- Improve public transport
- Don't prioritize busses by giving them their own lane. I'll probably never rode a bus for another 15 years! Don't take my car lane. Protect the bike lanes. I ride to Big 5, Vons, and would like to ride down to little Saigon but there's violence and dangerous roads. Identify safe roads NOT on ECB. Side streets are safer for bikes but we need safe side streets.
- San Diego is a hard place to be without a car, its not just public transit, but the geography of the city that makes things difficult. I take my kids to Linda vista for school, and Balboa park for work. There is no way to cover that distance on public transit or bicycles. Arteries for auto transit will still be needed for many years to come. Montezuma, Collwood, and College ave at SDSU need to be rethought to allow for fewer backups. Bike travel lanes are not a benefit.
- Do not promote a "war" between bicycles and autos.
- Parking is already a concern in our neighborhood. Any additional high density housing that does not take into account parking shouldn't be considered. To assume people will take public transit is not being truthful.
- Any ITS improvements and Flex Lanes should focus on and prioritize transit.
- I don't know if this is part of what you may consider as part of the community plan, but as someone who commutes to campus from north county, I would happily take transit if the trip could be made more straight forward. Something like the express buses that run between north county and downtown would be great. It could go directly to SDSU or even to the trolley line. It's not within the community, but the amount of commuters to SDSU certainly affects the quality of life in the community.

- All of this mobility strategies, I believe, are most important to make the College Area, in my opinion, more livable.
- More campus housing would solve most of the problems.
- Then electric bike/scooters would be great. I know there were problems with both, but I think easily solved problems. Too many hills for pedal bikes to ever be major transportation.

12. If safety and comfort were not an issue, what other modes of transportation other than automobile would you be interested in using for travel? (Choose all that apply):---If other, please specify:

- e scooters etc are great but must be regulated as is they are a menace
- trolley - not bus
- Jet Packs ...
- I don't think safety is an issue for any of these activities. There are a few locations where sidewalks are too narrow and don't connect, but other than that it is good.
- Would use trolley more if it was more convenient and went more places. Please NO scooters - they just block the sidewalk.
- My husband uses a stand-on scooter to go to P.O. and Vons. Roads and streets are in poor condition for scooter and traffic on El Cajon is dangerous.
- shuttles to gathering spots and SDSU events
- to be honest none.
- public transportation via trolley to airport and beach.
- Please fix the mess we have going west bound on Montezuma to Fairmount Blvd. We need Lighting and sidewalks. Too many pedestrian injuries & deaths have happened. How many more injuries & fatalities do we need before we make these needed improvements? The street hillside as well as Montezuma presents a very poor "welcome mat" to our community.
- Uber and Lyft

- Monorail
- Shuttle services to SDSU and retail areas
- Motorcycle
- Not useful to adults.
- Local trolley/bus service (para transit to avoid longer range commuter busses)
- Limping
- Vehicle/roadway improvements benefit all types of mobility.

13. What else should we keep in mind when planning for the future of the College Area? If you have additional priorities that should be considered for the community, please share your thoughts below:

- More bike/pedestrian accessibility! Our local businesses would really benefit from increased foot traffic--so make pedestrian and bike traffic a priority. Especially on ECB.
- as clear new park space is very high priority, wider sidewalks, TREES make cycling and walking very much more pleasant thus more likely to be used.
- I think their needs to be more lighting in the residential area of the neighborhood. Currently, it's very dark in the evenings.
- SDSU, which we once considered an asset to the community is now out of control. Parties and drunken behavior, and a lack of respect by both students and SDSU admin has damaged the neighborhood. The antics of out of control students on a campus supposedly closed, but which SDSU brought student into on-campus housing for financial reasons has shown us how little regard SDSU admin has for the community. Their new president needs to be recalled, as she's been MIA during the pandemic.
- Better lighting all around to help curb the crime problems that have been on the rise. Half the streetlights don't work and theft has been rampant in the area.
- If the use of the map was easier to navigate, clearer to read the color

differences and the zoom was better set up, it would have been a more complete response on my part. I appreciate that you are thinking about the future of the college area. As the aging pop. decreases this will change the makeup of the area to a younger group with children/ those younger professional without children but mainly with pets in the household. I will venture to say this is not that far in the future perhaps 10-20 years.

- I would just like the area to maintain its charm. No overbuilding. Or large housing or high rises other than. What is needed on SDSU campus since they already have that within there campus
- Mini-dorms are destroying the community and turning the single-family residences into party-hoods.
- Public transportation is just not working and everyone is still going to own a car. With all of the condos and apartments being built, they need to provide for more parking. At least a minimum of one spot per a room
- The area does experience lots of car-idling. Using natural foliage will decrease the backlash this causes to pedestrians and passerbys. Altogether it should make the college area a more comfortable place to live and commute. It should also cut down costs for road cleaning and go towards beautification as well. I think that adding more trees along roadsides is a good investment for the college area
- Monitor & reduce the homeless population that hangs out on campus and harasses students. Monitor the evenings so students can be walking through the campus at night and feel safe! Monitor the parking garage next to Villa Alvarado housing complex as they hang out there and use the elevator for their bathroom!!!
- Improvements must keep students, elderly, SDSU employees and nearby families in mind. Roads need to be widened, repaved and safer for pedestrians. We need some parking near amenities but more important we need safe, updated and available open space parks and mixed housing and commercial spaces where we can attract more people who can afford to live there and local businesses who want to move there.
- I. Work with the SDSU parent association to try and engage the students in becoming members of the community. The school community needs to encourage their students to become active and

engaged members.

- *2. Don't lose the uniqueness of the College Area. There are certainly areas that need to be addressed but don't lose that joyful community spirit that exists in certain neighborhoods.*
- *3. Safety. Safety. Safety.*
- *4. I'm constantly stunned how the city often ignores the needs of the College Area when they depend upon the monies generated by SDSU students and their families. A happy, healthy College Area means that families will spend more as tourists in San Diego. As it is now, they're too scared to stay in any hotel near campus.*
- Leave canyons as canyons. While it isn't usable open space, it is at least some open space and this area is near build out, unless you fully eliminate all single family dwellings.
- higher density with mixed use needs to be along transit corridors. Add parks and public services in high density areas. Since the college area has a large number of SDSU students leaving nearby, it is imperative that physically separate bike lanes be created. This would increase their use and reduce the carbon foot print
- I think you're heading in the right direction. More walkability and more community will make for a better interface between the college population and the residents in this community.
- This survey is way to long and involved for most people to complete. The average person (like me) doesn't have to expertise required.
- I appreciate the opportunity but it was a little frustrating too.
- Please no more mini-dorms! We need more public spaces and parks, but also need these places to be safe and have systems so that they are not taken over by homeless encampments (like the lot near College-Rolando library was for a while).
- There is a lot of residential and not enough community parks so if there is an opportunity to expand and/or enhance existing Parks that would be great!
- First and foremost, El Cajon Blvd. need to be improved and cleaned up. It currently isn't safe to walk at night, and that will attract more businesses to come in as well.

- Protect the single family neighborhoods from tall buildings, multi-family units or granny flats now allowed with "complete communities" work-arounds! These are pristine old neighborhoods - loved and well cared for. Please respect them.
- Services for homeless folks is increasingly needed and will continue to be given 2020, making our neighborhoods safe for seniors, families and live harmoniously with renters and students, supporting small businesses throughout.
- Give us more parks and attractive public spaces. Much of the rest will follow!
- Facilities for homeless people to take showers, & do laundry. Perhaps a more centralized location where homeless people can safely set up camp with rules & protection for safety.
- Please, please, please, please stop catering to cars.
- SDSU should bear the responsibility of housing its student Population. Not the surrounding community.
- I would like to see
 - *1. a design theme, new buildings not old disgusting falling down ones*
 - *2. new sidewalks*
 - *3. A sense of community*
 - *4. auto repair shops neat and clean- not old and disgusting*
 - *5. somewhere for the homeless to go besides our streets*
 - *6. lighting and parks*
 - *7. a better interaction with SDSU*
- I have lived here for twenty-two years. I love the neighborhood, but poor management and policing have led to homeless people living in vans on our streets, prostitutes and drug abusers bringing their activities into my neighborhood (sometimes in broad daylight with children playing in the street), mini dorms are creeping back into the neighborhoods with little concern from city officials and littler real recourse from adjacent property owners. The businesses that are allowed along El Cajon include hookah shops, used car lots, liquor

stores and head shops -- I don't feel like this is progress. Over the time I've lived here, there have been multiple surveys, promises, initiatives, etc, yet the core problems have gone unchanged and complaints to city officials and police have gone unheeded.

- the mass mini dorms and the homes now with massive second homes on the same lot need to be stopped! speed in the CVE neighborhood is a concern as well. Aligning the college students and families to live in better harmony in the CVE neighborhood too
- Better recycling. More local small businesses (coffee shops, book stores, wine bars, beer gardens). More nature. More bike-able, more walkable.
- The overall density of student housing really needs to be addressed, as well as the cost to those poor students. The current situation is really unsustainable, both to the student and the neighborhood. Virtual learning really helps, especially if the student can live more cheaply out of the area and commute longer distances fewer days a week. This can help to even out the demographic with respect to average age and relative prosperity of residents. Well administered policing both at the apartment level as well as the community level would lay the groundwork to a more inclusive residential environment. I sincerely hope that before the green light goes up to development, careful consideration of the new "post COVID" norm take place. I think that there will be many options available with respect to designing a community that will sustain and maintain all for many generations to come.
- To relocate the homeless from the campus so we feel safe. They have chased us, run up and touched us and verbally threatened us but yelling and scaring us. It's sad how unsafe we feel and yet no one does anything about it. Not even the campus police. Well the campus Police actually doesn't do to much but walk around.
- We could be better! More walkable. More bike-able
- 2020 has provided a lot of time to explore our neighborhood. We are able to walk much further within it than previously thought. And are no longer intimidated by some of the hills on bike or walking. Would love to see more trails within canyons to connect to places that we want to go (like to shop/eat/drink/ parks) in addition to improved protected bike lanes and better pedestrian experience. Think of a family with older kids making the circuit of 54th St, to El Cajon, to College, to Montezuma
- Old strip malls out; used car lots out; massage parlors out; casinos out. Bring classiness to the College Area!! Let's make the main streets in this area like North Park and Kensington - but let's keep the residential areas quiet and untouched, with more public parks that utilize our canyons - and let's make them SAFE and tucked back from the College Ave and El Cajon corridors. Let's have our area be KNOWN as safe - bring in security if needed to keep crime and homelessness out. Let's have a range of new housing options (low income with mixed use to luxury with mixed use). We have such opportunity to have this area be a walkable destination area. But, safety is a real issue that we need to keep at the forefront of thought. As is maintaining our canyons for residents.
- Innovative integration
- Freeway access will become more congested as housing density increases; that needs addressing.
- Please take into consideration planning of the neighborhood was messed up with the plan of mini-dorms and granny flats to provide housing for the already problematic SDSU students.
- Not everyone can ride a bike due to age or illness (bus fare is high) fix how much it cost (low income fares)
- Make College Area a gathering place for the community. Open space and wider sidewalks and less traffic congestion.
- I know the minidorm ordinance was struck down but something intelligent needs to be done before all families move away from the College Area.
- Please encourage more programs for people to be educated on the importance of communal integration with one another.
- Improve community access to SDSU facilities and programs
- While I recognize the need to service SDSU students, the residents of the College Area will be here long after each student graduates. I grew up in this neighborhood, and have lived here collectively for over 30 years. Catering to the needs of SDSU students at the expense of the residents' needs is simply wrong. Many of the questions in this survey seemed to cloak the preference towards SDSU over the residents. If that is a correct impression, this is mistaken approach.
- I have no problem with the students or the university in general, but there are instances where it seems that the needs of SDSU comes before the needs of the community as a whole. That should never be the case.
- SDSU recently failed miserably when they allowed students to come back during Covid. The week that students arrived, I was driving back from Trader Joe's and saw dozens of students on College Ave having the time of their lives. They were going in and out of establishments. I saw only one wearing a mask. Where is the school taking responsibility for this? Nowhere.
- All too often, students jaywalk on College Ave, Montezuma Ave, and especially El Cajon Blvd – at night. And, here we are discussing cutting down on car traffic. What about the school getting the students to take responsibility before one of them get's run over.
- I would like to see SDSU work with the community/residents more. They should want to be a partner, not an adversary. I have seen all too often that SDSU use its political and financial muscles to get what it wants, residents be damned.
- I want a robust, vibrant College Area. I want to see some of the sleazy businesses to move out and more upscale businesses move in. I want to see the needs of the residents to matter. The nature of the questions made the proposals sound modern and sophisticated. But they were in fact vague and obtuse. When I see that, my antennae rises, and I ask myself, what is actually be asked? For example, if a vague question about having new housing near SDSU sounds good to residents who live 5 blocks away from the school, the real question is what "near" means? And, what kind of housing? I see a point in time when SDSU will want to expand further and further, and the City will cater to their whims. Whose home will be in the bulldozer's path? Will so-called improvements to the area for residents living in the College Area become so disruptive that living here becomes dissatisfying? So personally, why I am supportive of practical progress, I am skeptical of what the real intentions are in this plan. To assuage that skepticism, I would ask that whatever ideas the planning group has in mind be spelled out in some form of a brief summary page. There should be no room for a reader to guess. Having the information on some website amongst hundreds of pages is not going to do it.
- As one final example of why I am skeptical, over the summer one day, without any notice, signs appeared on Saranac St. from 67th St. to 70th St. The signs said "Not a Through Street. Pedestrian and Bikes only." The neighborhood went into a frenzy. This street is the main artery to the homes in area and now it was blocked off. I contacted my councilwoman's office and I was told that this was the mayor's office doing, claiming it was part of his "Slow Streets" program. However, on the Slow Street's website, this street was not listed as part of the program. The mayor's office claimed not to know anything about this. So everyone was passing the buck, and in the meantime the residents were unsure if they could drive on the street, or what was going on. Drivers were backing up in the middle of the street, and some

were crashing into the signs. It was a mess. Eventually, after about 2 months, the signs came down, and everything went back to normal.

- The point I am making is that if the goal is to make some rather radical changes in the area, I would "HIGHLY" recommend that such changes be clearly and succinctly spelled out. Notices of the proposals should go out to all residents, and townhalls should be held at convenient times for residents to ask questions and for those questions to be readily answered. What I see here goes far and beyond just filling in potholes and beautifying the neighborhood. The residents will need to be informed and their concerns aired.
- Thanks lots to think about.
- Figure out how to address the blighting influence of mini-dorms.
- Widen Montezuma to handle traffic on and of Fairmont Ave.
- If you are going to ask for our thoughts, then please listen and act on what we tell you. It seems that the City ignores community plans and does what they think is best.
- Stop the building of Granny Flats!! Give the community control of our own future!! Don't destroy the college area. More dorms and housing options on campus for students.
- I feel strongly only because I love our community so much as it is.
- The arrival and exiting time at every bus stop really needs to be between 7 and 12 minutes between buses if the general public is really going to use bus transit as a viable option to daily use of the automobile.
- The largest issue to deal with is student housing. Adding mixed use development along the business corridors would go far in eliminating the problem, and would keep mini dorms from popping up in our residential neighborhoods where the majority of the residents don't have any connection with SDSU.
- There are racial movements occurring all over our country. Our community can take steps to reckon with our own mistakes. This means taking down the baton twirler wearing a head dress at College Ave and El Cajon Blvd. This also means renaming the Post Office and no longer honoring Andrew Jackson. Both of these steps are gestures to center native and indigenous peoples in our decisions.
- My biggest concern is overdevelopment. The Dorms should be as close

to campus as possible, the parking is a nightmare at Blvd 63, that place it just way to large.

- Advertise community projects funded by SDSU that benefit the local residents.
- What has SDSU done for the college area residents? Submit improvements to this area for vote by the community residents.
- Invite SDSU to walk through college residential areas to raise awareness of the impact of students on our neighborhoods.
- Integrate the College Area with the adjacent Talmage area to the west. Talmage has basically no services (no parks, no playgrounds, no open space, no gas, mostly specialty retail and food) so much of the population uses the Collage Area community and communities to the west for business and entertainment. It's difficult to move across Collwood Blvd/along El Cajon Blvd to the Collage Area so often opt for leaving the region completely. There is sort of a "useful business desert" between Collwood/54th and the immediate SDSU area that has to be traversed. Too far to walk, too close for public transportation schedule/fares to be practical.
- Get homelessness under control. They are taking over whatever space they can. I get it, times are tough but we need to have resources to address this. Keep the parks safe.
- The survey is TOO long and complicated!
- Fix existing infrastructure before building new developments!
- Create a dynamic vibrant neighborhood by reducing the number of traffic lanes, bringing in more trees and walkways. Also incorporate a regular cleaning and pruning schedule to encourage residents to get out and walk around their neighborhoods
- Incentives for family businesses along El Cajon from 54th to College Ave
- Peoples' time is important so don't remove any driving lanes anywhere in our area.
- Family Health Centers on El Cajon and Dayton need to improve their Parking. Their planned new Facility on El Cajon and Dayton should be limited to 6 stories, not 8 and More parking.

- They said their first building wouldn't impact parking on Gilbert Dr., I can't even park in front of my own house anymore. Now they want to build a bigger facility right next door? Not without a lot more parking on their property.
- Keep in mind how this area will connect with SDSU West once that gets built up.
- The city should support and nurture neighborhood organizing for neighborhood self-care. SD doesn't do trash and weed remediation that I can tell, so at the very least provide us with encouragement and support to do that for ourselves. The lack of residential property maintenance ordinance also allows absentee owners to leave their properties with weed and dirt yards.
- Open the campus (with appropriate limits of course) to more "town"-welcoming uses.
- Allow much more on-campus and adjacent-campus housing.
- Enforce occupancy, parking, and other single-family-neighborhood-preserving regulations in the single-family area.

14. Please elaborate on any thoughts you have regarding the above: [equity and having a voice in the community]

- I feel comfortable providing input, not confident it is heard.... city ignored strong community desire for park in church lot next to C-R library, ignored.
- It does not matter if I have a voice and use my voice at public community meetings if the government's urban planners, developers, and police and others do not respond.
- no thoughts.
- I use to go to the council and public meetings and speak, but it never made a difference. Some planner who did not live in my area or know my community would just make his recommendation and that is all they would follow, or the council would just ignore us and do what they wanted to do.
- The meetings and input are also dominated by a select few. It's a worthless process, but the City like to pat itself on the back like they are including community input, that they in turn just ignore. I have learned it is just a waste of my time

anymore.

- We have been paying the undergrounding utility tax for decades and not a single street in my area has been completed. A total money grabbing tax without representation. When you question it, the City sends you to a crappy story map website that says my area is unallocated (it use to say 2037), probably going to get done after I am dead. Absolute fail, well done SD. Why don't you include that in your plan?
- NA
- I am unable to participate in these community meetings so I can't answer those questions other than knowing we must not have adequate resources because if we did then some of the areas would not look so rundown. There are a lot of wonderful things going on in the neighborhoods especially in a college town. I appreciate this opportunity to provide my input via this survey.
- It has become popular to disenfranchise single family homeownership and middle class white people. I am a strong supporter of Black Lives Matter, but I don't think middle class white people and supporting equality for Black and Brown lives are mutually exclusive.
 - I do feel like the City (staff, commissions and electeds) don't care about what the community has to say. They have an agenda they are going to pursue regardless of community input.
- As most of economic city improvements come from development dollars we are in a catch 22. We either get services by increasing development, or don't get services because we aren't growing. Frankly, if it is a matter of higher density, I'll forgo City services.
- Finally getting the Tubman joint-use park was a great improvement, but it is sad that it took such an incredibly long time for a small park.
- With new "complete communities" rules and new granny flat rules, I feel the communities are losing ability to make meaningful input because zoning laws are no longer protecting us.
- This neighborhood does not get the same attention as some other neighborhoods in San Diego. We need to stop thinking of ourselves as merely SDSU housing, and create an actual neighborhood experience.
- What about the homeless living on El Cajon blvd or the people living in vehicles on 54th street. I would like to see resources and mental health

support extended to these individuals. And let me be clear, I'm not asking for people to be pushed out of the neighborhood. I'm asking for us, as a society, to address the underlying cause of homelessness.

- I feel that we are central San Diego and have basically been ignored. If you look at other communities within San Diego, they are nice and clean and neat. They have greenery in the streets. They have a design theme. They have nice streets. If it's an older area- they have made their buildings cute and approachable. I feel that SDSU owes more to the community than forcing its students on us in the mini-dorms. I feel that the property owners of these mini-dorms need to be held accountable and not just be slum lords.
- During my time in this community, there has been nothing but lip service paid. I also feel that the new mayor and the supermajority of radical leftists on the city council will ram new initiatives down the throats of citizens because they can and will not really listen to sincere community input. Stand by to become the next San Francisco and LA ... I intend to sell my house and move out of San Diego when I retire and I hope these busybodies who will create a dystopia by trying to impose a utopia haven't caused such a terrible situation in this beautiful city that I can still sell my house for what it should be worth.
- Please fix the mess we have going west bound on Montezuma to Fairmount Blvd. We need Lighting and sidewalks. Too many pedestrian injuries & deaths have happened. How many more injuries & fatalities do we need before we make these needed improvements? The street hillside as well as Montezuma presents a very poor "welcome mat" to our community.
- The orientation to enable mass land use development in favor of land developers, architects, and engineers who want high rise buildings and maximum dollar return on profits over the rights and safety of the existing residents is abhorrent.
- Roads (Redland Circle & parts of Collier are disintegrating). Side walks are cracked and crumbling.
- I have yet to participate in our community meetings due to scheduling conflicts, so I cannot answer the above questions. I hope to join the Zoom meetings soon!
- My voice is important (everyone needs to be able to listen as well) We

need help with constant prices on the rise. College area is beautiful and home to many. Please don't price us out of our area. Make sure what you change isn't hurting us but helping us.

- I feel that the community is receiving resources and investment. Whether those resources and investments are enough is debatable.
 - I like to feel I have a voice. The fact that there is a survey is a positive sign.
 - I feel comfortable speaking my mind with civility and clarity in public.
- The myopic views of this community are creating nothing but a reason to leave this area. The forced views and narrow minded issues are annoying at least and showcase a very poor view of community.
- Jean Hoeger needs to have less of a voice in CVE
- I feel like the university and city ignore input.
- I feel that the City gives lip service to community residents. In the end, the City decides they know best and moves forward with what they want to do. Only lawsuits or ballot referendums seem to get results.
- I think developers have too much of a say in the community planning process because of the money they have to spend on influencing decision makers.
- I am not always able to make the community meetings.
- Our streets are not maintained. Lighting is inadequate. Parking MUNI codes are not enforced. Occasionally vehicles are chalked. But no one ever comes back, citations are not issued. We need to send a better message.
- The intolerant people running our city council and supervisors are destroying San Diego. I'm looking to leave already at it's absurd and obvious how hypocritical they are and how unethical each one is. The worst is Nathan Fletcher.
- For those unable to attend CACC meetings, the Council makes it next to impossible to communicate with the Council.
- I really hope the community continues online meetings going forward. It is a great way to connect more of friends and neighbors.

- Community meetings are often dominated by older residents and homeowners and it can be intimidating for younger community members and renters.
- The community planning boards are archaic and dysfunctional. The City should be staffing these groups for consistency across the board, if they are going to maintain this system. AND they need to establish positive relationships with the groups. There is an us against them mentality on both sides.

**15. What is your connection to the College Area Community?
Please check all that apply.---If other, please specify:**

- SDSU faculty (faculty & staff are essential barred from buying in C.A. as mini dorm investors grab properties sometimes before they go on the market need to have attractive family friendly condos and apartments
- I own two properties in the area
- SDSU Faculty
- retired
- I frequently pass through the area. Traffic is heavy. Improvements are needed. I attended SDSU.
- Former student and nearby resident
- SDSU parent and alumni. I live in an adjacent community and do most of my shopping and dining in the College Area. I'm a previous resident of the area and also have worked there. My doctors are all in the College area. Season ticket holder at SDSU and involved in College Area volunteer work.
- Retired from Alvarado hosp, resident for over 15 years, and parent of an SDSU alum
- I work in the library at SDSU
- Retired SDSU employee; part-time independent contractor with a home office
- work out of home via internet/phones
- Grew up in area